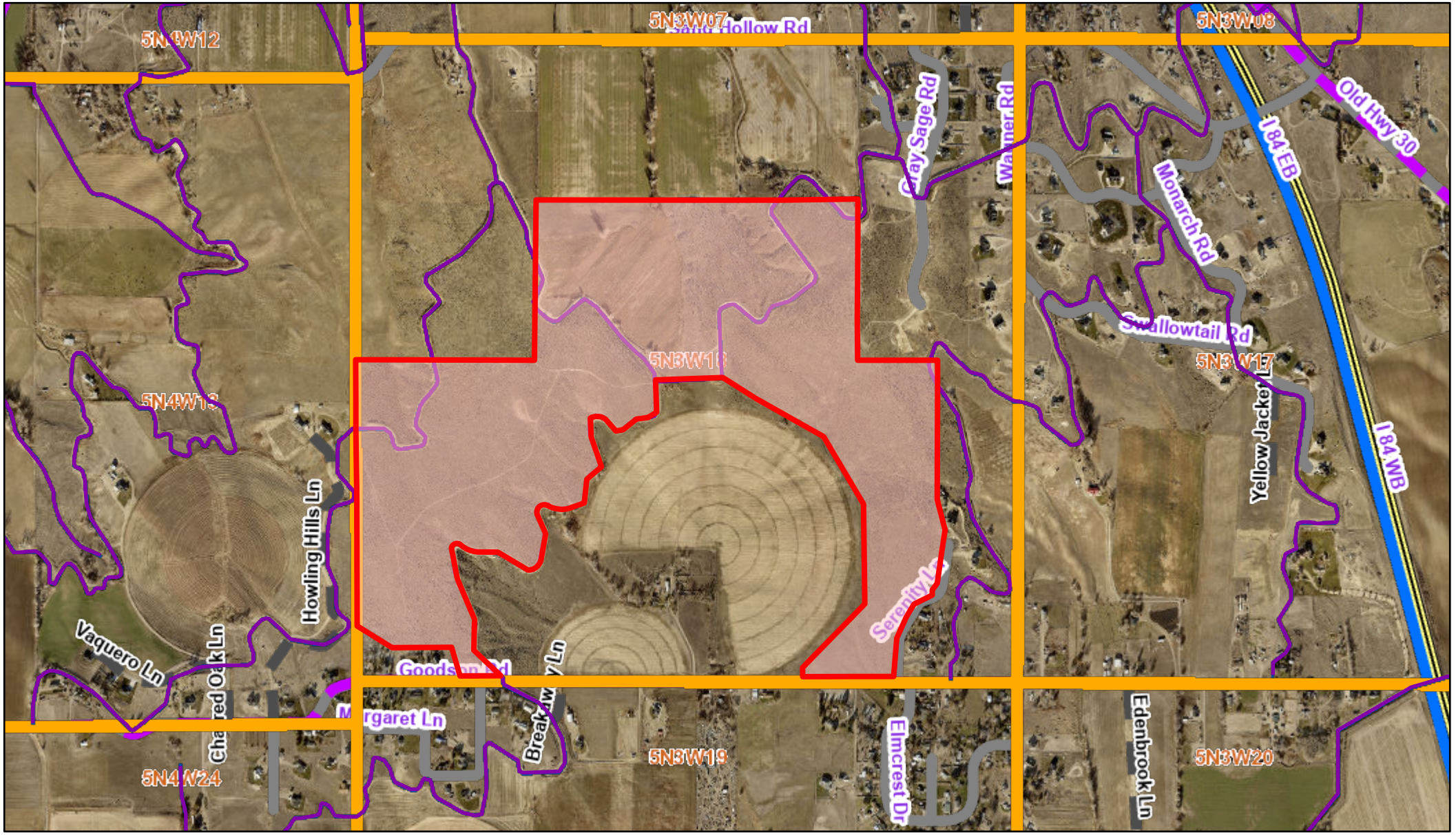
Canyon County, ID Web Map



4/15/2024, 4:12:02 PM

Multiple Parcel Search _Query result
Hydro_NHDFlowline
Hydro_NHDFlowline
County Boundary
Current Impact Area
City Limits
Sections

CanyonCountyRoads
Interstate
Roads
CC_PrivateRoads

ITDFunctionalClassification
Interstate
Major Collector

Imagery_2022
Red: Band_1

1:18,056

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Canyon County, ID

FINAL PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: J.A.P.S. of Idaho LLC (Jay Gibbons, Mike Conklin)	
	MAILING ADDRESS: 10167 Willis Rd Middleton ID 83644	
	PHONE: 208-863-1815 208-941-8458	EMAIL: gibb5953@gmail.com mconklin.re@gmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Mike Conklin *Date:* 4/2/2024

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: same as above	
	COMPANY NAME: same as above	
	MAILING ADDRESS: same as above	
	PHONE: same as above	EMAIL: same as above

SITE INFO	STREET ADDRESS: 0 Goodson Rd Caldwell ID 83607	
	PARCEL NUMBER: R3788710000	
	PARCEL SIZE: Total = 222+/- acres, Phase 2 = 80+/- acres	
	NUMBER OF LOTS: Phase 2 total = 46, Residential = 44, Common = 2	
	PROPOSED SUBDIVISION NAME: Stadium Subdivision No. 2	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER SD2024-0092	DATE RECEIVED: 4/2/2024
RECEIVED BY: Stephanie Hailey	APPLICATION FEE: $1,460.00 CK MO CC CASH

FINAL PLAT
PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	
Copy of Final Plat: 1 Hard Copy, 1 Digital	X	
Final Drainage Plan, if applicable	X	
Final Irrigation Plan, if applicable	X	
Final Grading Plan, if applicable	X	
Completed Final Plat Checklist	X	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	NA	
Condition Compliance Proof (Conditional Rezone/D.A.)	X	
Proof of approval from:		
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
City Impact Area	NA	
Bonding Instructions	NA	
Deed or evidence of property interest to the subject property	X	
Fee: $1000.00 **+$10.00/lot** **+$100.00 for Area of City Impact**	1,460.00 46 Lots	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

NOTES:

1. Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

Final Plat Check-List

Applicant:	**Case Number:**
Subdivision Name:	**Plat Date:**

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

1. METHOD & MEDIUM OF PRESENTATION	**Meets Code / Comments**
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD *prior to submission.*	
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	
2. IDENTIFICATION DATA REQUIRED	
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	
B. Name, address and official seal of the surveyor preparing the plat.	
C. North arrow.	
D. Date of preparation.	
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	

3. SURVEY DATA REQUIRED	**Meets Code / Comments**
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof. • *Check boundary measurements on plat with legal description measurements, verify they are the same* • *Request closure report be sent along with final plat when it gets routed to the County Surveyor. Closure report should include the metes and closure error ratio for each individual lot and the metes and closure error ratio for the exterior boundary of the subdivision.*	
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	
C. Basis of bearing on the plat shall be referenced. • *Make sure it matches the legal description* • *Reference to point of beginning*	

4. DESCRIPTIVE DATA REQUIRED	**Meets Code / Comments**
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	
B. All drainage ways.	
C. All easements provided for public services or utilities and any limitations of the easements. • Applicable description for easements	
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	
E. All sites to be dedicated to the public will be indicated and the intended use specified.	
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	
G. The area of each lot shall be stated in acres and decimals thereof.	
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	
I. A note as to the type of sewage disposal facilities to be provided.	

J. A note as to the type of water supply facilities to be provided.	
K. Required section and quarter-section line setbacks.	
5. DEDICATION AND ACKNOWLEDGMENT	**Meets Code / Comments**
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	
6. REQUIRED CERTIFICATIONS	**Meets Code / Comments**
A. Landowner's signature.	
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described. *Make sure stamp is signed and dated.*	
C. Certification of plat approval by the County Surveyor.	
D. Certification of plat approval by the Board.	
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, Health Department, the City when the development is in an area of City Impact, Treasurer, Recorder, and State and Federal agencies having jurisdiction.	

AGENCY ACKNOWLEDGMENT

STADIUM SUBDIVISION NO. 2 - PHASE 2

Date:

Applicant: J.A.P.S. OF IDAHO LLC

Parcel Number: R3788710000

Site Address: ADJACENT to 17506 GOODSON RD CALDWELL, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☑ Applicant submitted/met for informal review.

Date: 03/28/2024 Signed: Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

AGENCY ACKNOWLEDGMENT

Date:

Applicant: JAPS OF IDAHO, LLC (JAY GIBBONS)

Parcel Number: R37887.0000

Site Address: 0 GOODSON ROAD CALDWELL ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: BLACK CANYON IRRIGATION DISTRICT

☒ Applicant submitted/met for informal review.

Date: 3/27/2024 Signed: Ronald B. Nipp - DISTRICT ENGINEER

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

AGENCY ACKNOWLEDGMENT

STADIUM SUBDIVISION NO. 2 - PHASE 2

Date:

Applicant: J.A.P.S. OF IDAHO LLC

Parcel Number: R3788710000

Site Address: ADJACENT to 17506 GOODSON RD CALDWELL, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Middleton RFD

☒ Applicant submitted/met for informal review.

Date: 3/28/24 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Payment Receipt

MIDDLETON RURAL FIRE DISTRICT

District Headquarters
11665 W. State St., Ste. B
Star, ID 83669

Received From
M. Conklin

Date	4/2/2024
Payment Method	Check
Check/Ref No	11109

Payment Amount	$200.00
Total Amount Due	$0.00

Invoices Paid

Date	Invoice Number	Amount Due	Amount Applied
4/2/2024	467	$200.00	$200.00

MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

FIRE DEPARTMENT NEW DEVELOPMENT PLAT APPLICATION

PLEASE PRINT **Date:** 3 28 2024

Applicant Name: J.A.P.S of Idaho LLC	Primary Contact: ☐ Applicant ☐ Owner ☒ Representative	
Address: 10167 WILLIS RD	City: MIDDLETON	Zip: 83644
Phone Mobile: (208) 863-1815	Email Address: gibb5953@gmail.com and meonklin.re@gmail.com	
Owner(s): J.A.P.S of Idaho LLC (Jay Gibbons and Mike Conklin)		
Address: same as above	City:	Zip:
Phone Mobile:	Email Address:	
Representative: Horrocks	Contact Name: Mathew Graham	
Phone Mobile: 2088952520	Email Address: matt.graham@horrocks.com	
Billing: Name and Email: Jay Gibbons gibb5953@gmail.com		

PROJECT INFORMATION

Subdivision Name: Stadium Subdivision No. 2 - Phase 2	Scope: ☐ Preliminary Plat	☒ Final Plat
Site Location: Adjacent to 17506 GOODSON RD CALDWELL, ID 83607		
Approved Zoning Designation of Site: Residential	Parcel Numbers(s): R3788710000	
Total Acreage of Site: 79.86	Dwelling Units Per Gross Acre: 1.815	
Minimum Lot Size: 1.12 acres	Minimum Lot Width: 60'	
Total Number of Lots: 46	Residential: 44	Commercial: 0
Industrial: 0	Common: 2	Side Setback: NA
Total Number of Units: NA	Single-family: 44	Duplex: 0
Multi-family 0	Other: NA	Side Setback: NA
Streets: ☒ Public ☐ Private	# Entrances: 1	Gated: ☐ Yes ☒ No

Applicant Comments:
Above information is for Phase 2 only.

Acknowledgment: By signing this application, the applicant agrees to the statements made on this application.

Signature:	Date:

FIRE CODE OFFICAL USE ONLY

Received:	FD Permit #:	Fire District:
Fee: $200.00 ☐ Paid ☐ Cash ☐ CC ☐ Ck Ref:	DSD:	DSD Permit:
Application Status: ☐ Approved ☐ Approved with Conditions ☐ Denied		☐ Staff Report Attached
Fire Code Official Signature:	Date:	

AGENCY ACKNOWLEDGMENT

STADIUM SUBDIVISION NO. 2 - PHASE 2

Date:

Applicant: J.A.P.S. OF IDAHO LLC

Parcel Number: R3788710000

Site Address: ADJACENT to 17506 GOODSON RD CALDWELL, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Notus-Parma Highway District

☑ Applicant submitted/met for informal review.

Date: 4-1-24 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Recording Requested By and
When Recorded Return to:

OF IDAHO
J.A.P.S., LLC
10167 Willis Road
Middleton, ID 83644

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

107447

2006 OCT 10 PM 12 13

CANYON COUNTY RECORDER
BY _____

PIONEER TITLE
QUEST

2006816603

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 5th day of October, 2006, is between **PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER # 137, LLC**, an Idaho limited liability company ("**Grantor**"), and **J.A.P.S., LLC** ("**Grantee**"), whose legal address is: 10167 Willis Road, Middleton, ID 83644. * OF IDAHO

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Canyon, State of Idaho, more particularly described as follows:

See legal description described on Exhibit "A" attached hereto

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "**Property**").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of July 19, 2006.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER #137, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Member

By: _____
Its: Assistant Secretary

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

The foregoing instrument was acknowledged before me this 5th day of October, 2006, by Alicia Reinhard, as Assistant Secretary of Pioneer 1031 Company, an Idaho corporation, Member of Pioneer Exchange Accommodation Titleholder #137, LLC, an Idaho limited liability company.

WITNESS my hand and official seal.

My commission expires: 10/30/09.

_____
Notary Public

(NOTARIAL SEAL)

MARY ELLEN NOTARY PUBLIC STATE OF IDAHO

File No.: 200607447

EXHIBIT A

This parcel consists of the Northeast Quarter of the Southwest Quarter, the Northwest Quarter of the Southeast Quarter, Government Lot 3 and a portion of Government Lot 4, the Southeast Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of Section 18 and also a portion of the North Half of the Northeast Quarter of the Northwest Quarter of Section 19 all in Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 18, a found pk nail and washer (said point being the South Quarter corner of said Section 18 and the North Quarter of said Section 19); thence

South 00° 08' 31" West along the East boundary of the North Half of the Northeast Quarter of the Northwest Quarter of said Section 19 a distance of 661.49 feet to the Southeast corner of said North Half of the Northeast Quarter of the Northwest Quarter, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 89° 50' 36" West along the South boundary of said North Half of the Northeast Quarter of the Northwest Quarter a distance of 1,073.56 feet to a point in the centerline of an existing irrigation canal witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing

North 89° 50' 36" West a distance of 22.34 feet; thence traversing said centerline as follows;

North 07° 33' 19" East a distance of 35.30 feet; Northwesterly 165.32 feet along the arc of a curve to the left having a central angle of 13° 31' 55", a radius of 700.00 feet and a long chord which bears

North 09° 28' 56" West a distance of 164.94 feet;

North 24° 54' 23" West a distance of 38.10 feet;

North 28° 49' 08" West a distance of 176.13 feet; Northwesterly 169.89 feet along the arc of a curve to the left having a central angle of 24° 20' 03", a radius of 400.00 feet and a long chord which bears

North 47° 37' 19" West a distance of 168.61 feet to a point on the West boundary of said North Half of the Northeast Quarter of the Northwest Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing

South 00° 15' 51" West a distance of 28.17 feet; thence leaving said centerline bearing

North 00° 15' 51" East along said West boundary a distance of 161.83 feet to the Southwest corner of the Southeast Quarter of the Southwest Quarter, a found 5/8 inch diameter rebar (also being the Southeast corner of said Government Lot 4); thence

South 89° 52' 45" West along the South boundary of Government Lot 4 a distance of 606.39 feet to a point on the East boundary of the parcel shown on the Record of Survey filed as Instrument No. 200509686, a found 5/8 inch diameter rebar; thence traversing said boundary as follows;

North 16° 34' 51" West a distance of 289.27 feet to a found 5/8 inch diameter rebar;

South 89° 52' 43" West a distance of 203.41 feet to a found 5/8 inch diameter rebar; Southeasterly 110.96 feet along the arc of a curve to the right having a central angle of 11° 21' 10", a radius of 560.00 feet and a long chord which bears

Continued on next page.

South 07° 42' 15" East a distance of 110.78 feet to a found 5/8 inch diameter rebar;

South 02°01'45" East a distance of 167.70 feet to a point on the South boundary of said Government Lot 4;

South 89° 52' 43" West along said South boundary a distance of 60.03 feet;

North 02° 01' 46" West a distance of 165.70 feet to a found 5/8 inch diameter rebar; Northwesterly 113.26 feet along the arc of a curve to the left having a central angle of 12° 58' 44", a radius of 500.00 feet and a long chord which bears

North 08° 31' 08" West a distance of 113.02 feet to a found 5/8 inch diameter rebar;

South 89° 52' 43" West a distance of 224.87 feet to the Northeast corner of the parcel shown as Parcel 4 in the Record of Survey filed as Instrument No. 9741785, a found ½ inch diameter rebar; thence

North 58° 12' 36" West along the boundary of said parcel a distance of 336.45 feet to a point on the West boundary of said Government Lot 4, a found ½ inch diameter rebar; thence

North 00° 02' 43" East along the West boundary of Government Lot 4 a distance of 526.00 feet to a found G.L.O. brass cap marking the South 1/16 East corner of Section 13, Township 5 North, Range 4 West; thence

North 00° 01 21" West along said West boundary a distance of 343.51 feet to the Northwest corner of said Government Lot 4; thence continuing

North 00° 01' 21" West along the West boundary of Government Lot 3 a distance of 978.35 feet to a found G.L.O. brass cap marking the East Quarter corner of said Section 13; thence

North 00° 08' 04" West a distance of 336.76 feet to the Northwest corner of said Government Lot 3; thence

South 89° 58' 49" East along the North boundary of said Government Lot 3 a distance of 1,474.32 feet to the Northeast corner of said Government Lot 3, a found G.L.O. brass cap marking the CW 1/16 corner of Section 18; thence

South 89° 59' 20" East along the North boundary of the Northeast Quarter of the Southwest Quarter and Northwest Quarter of the Southeast Quarter a distance of 2,646.07 feet to the Northwest corner of said Northeast Quarter of the Southeast Quarter a found G.L.O. brass cap monument; thence

South 0° 13' 09" West along the West boundary of said Northeast Quarter of the Southeast Quarter a distance of 1,318.67 feet to the Southwest corner of said Northeast Quarter of the Southeast Quarter, a found G.L.O. monument; thence

South 89° 48' 51" East along the South boundary of said Northeast Quarter of the Southeast Quarter a distance of 662.17 feet to the Southeast corner of the West Half of said Northeast Quarter of the Southeast Quarter; thence

North 0° 13' 37" East along the East boundary of said West Half of the Northeast Quarter of the Southeast Quarter a distance of 177.68 feet to a point on the boundary of the parcel shown as Parcel 2 on the Record of Survey filed as Instrument No. 200034665; thence traversing said boundary

South 14° 15' 27" East a distance of 257.33 feet to a found 5/8 inch diameter rebar;
South 08 32' 41" West a distance of 443.47 feet to a found 5/8 inch diameter rebar;
South 36° 39' 42" West a distance of 67.34 feet to a found 5/8 inch diameter rebar;
South 00° 14' 01" West a distance of 109.38 feet to a point on the Northwest boundary of Record of Survey Instrument No. 9918679, a found 5/8 inch diameter rebar; thence traversing said boundary as follows;
South 63° 53' 18" West a distance of 119.59 feet to a found ½ inch diameter rebar;
South 31° 35' 31" West a distance of 102.58 feet to a found 5/8 inch diameter rebar;
South 24° 35' 21" West a distance of 174.86 feet to a found 5/8 inch diameter rebar;
South 04° 44' 02" West a distance of 351.50 feet to a point on the South boundary of the Southeast Quarter of the Southeast Quarter, a found 5/8 inch diameter rebar; thence
North 89° 51' 03" West along the South boundary of said southeast Quarter of the Southeast Quarter a distance of 360.76 feet to the Southwest corner of said Southeast Quarter of the Southeast Quarter, a found 5/8 inch diameter rebar; thence
North 89° 50' 36" West along the South boundary of the Southwest Quarter of the Southeast Quarter a distance of 1,000.15 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3672; thence
North 02° 23' 07" West a distance of 145.80 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence
North 43° 22' 13" West a distance of 207.46 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence
North 00° 15' 03" West a distance of 611.52 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence
South 88° 35' 40" West a distance of 693.21 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence
South 02° 45' 35" East a distance of 889.89 feet to a point on the South boundary of the Southeast Quarter of the Southwest Quarter, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence
South 89° 50' 58" East along said South boundary a distance of 478.54 feet to the POINT OF BEGINNING.

2006 OCT 10 PM 12 13

CANYON COUNTY RECORDER
BY

RECORDED

200681604

607445

Recording Requested By and
When Recorded Return to:
OF IDAHO
J.A.P.S., LLC
10167 Willis Road
Middleton, ID 83644

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 5th day of October, 2006, is between **PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER # 137, LLC**, an Idaho limited liability company ("**Grantor**"), and **J.A.P.S.*, LLC** ("**Grantee**"), whose legal address is: 10167 Willis Road, Middleton, ID 83644. *OF IDAHO

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Canyon, State of Idaho, more particularly described as follows:

See Legal description described on Exhibit "A" attached hereto

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "**Property**").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at

the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of July 19, 2006.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER #137, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Member

By: _____
Its: Assistant Secretary

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

The foregoing instrument was acknowledged before me this 5th day of October, 2006, by Alicia Reinhard, as Assistant Secretary of Pioneer 1031 Company, an Idaho corporation, Member of Pioneer Exchange Accommodation Titleholder #137, LLC, an Idaho limited liability company.

WITNESS my hand and official seal.

My commission expires: 10/30/09.

MARY J. ALLEN NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public

File No.: 200607445

EXHIBIT A

This parcel consists of the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the West Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said West Half of the Northeast Quarter of the Southeast Quarter of said Section 18, a found G.L.O brass cap monument; thence

North 0° 13' 09" East along the West boundary of said West Half of the Northeast Quarter of the Southeast Quarter a distance of 1,318.67 feet to the Northwest corner of said West Half of the Northeast Quarter of the Southeast Quarter, a found G.L.O. brass cap monument; thence

North 89° 59' 20" West along the South boundary of said Southwest Quarter of the Northeast Quarter and said Southeast Quarter of the Northwest Quarter a distance of 2,646.06 feet to the Southwest corner of said Southeast Quarter of the Northwest Quarter, a found G.L.O. brass cap monument; thence

North 0° 04' 52" East along the West boundary of said Southeast Quarter of the Northwest Quarter a distance of 1,316.05 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89° 57' 21" East along the North boundary of said Southeast Quarter of the Northwest Quarter a distance of 1,321.84 feet to the Northwest corner of said Southwest Quarter of the Northeast Quarter, a found G.L.O. brass cap monument; thence

North 89° 55' 05" East along the North boundary of said Southwest Quarter of the Northeast Quarter a distance of 1,325.82 feet to the Northeast corner of said Southwest Quarter of the Northeast Quarter, a found 5/8 inch diameter rebar; thence

South 0° 09' 00" West along the East boundary of said Southwest Quarter of the Northeast Quarter a distance of 1,317.44 feet to the Southeast corner of said Southwest Quarter of the Northeast Quarter, a found G.L.O. brass cap monument; thence

North 89° 58' 58" East along the North boundary of the West Half of the Northeast Quarter of the Southeast Quarter a distance of 662.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 0° 13' 38" West along the East boundary of said West Half of the Northeast Quarter of the Southeast Quarter a distance of 1,321.02 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 89° 48' 51" West along the South boundary of said West Quarter of the Northeast Quarter of the Southeast Quarter a distance of 662.17 feet to the POINT OF BEGINNING.

Canyon County Board of County Commissioners
Stadium Subdivision No. 2- Preliminary Plat

Findings of Fact, Conclusions of Law & Order

1. A request by J A P S of Idaho, LLC for approval of a **Preliminary Plat, Irrigation, Grading & Drainage Plan** for Stadium Subdivision No. 2.

2. The property is zoned "CR-RR" (Conditional Rezone/Rural Residential). The subject property, parcel No. R37887100 is located on the north side of Goodson Rd., approximately 986 ft. west of the intersection of Wagner Rd. and Goodson Rd., in a portion of the SW ¼ of Section 18, T5N, R3W, B.M., Canyon County, Idaho.

3. The property is zoned "CR-R-R" (Conditional Rezone/Rural Residential) and is subject to a development agreement (#17-001 recorded as instrument no. 2017-000927).

4. The proposed preliminary plat is in conformance with CCZO Article 17, Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions, and Idaho Code 31-3805 (Irrigation), and Sections 50-1301 through 501329 (Platting).

5. The property is not located within an area of city impact.

6. The subdivision contains 136 residential lots and three (3) common lots.

7. The subdivision will be served by individual septic systems, individual domestic wells, pressurized irrigation, and public roads.

8. The Planning & Zoning Commission recommended approval of the Preliminary Plat on January 6, 2022.

9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 1/21/22, Newspaper notice was provided on 1/22/22, property owners within 600' were notified by mail on 1/21/22, and the property was posted on 1/28/22.

10. The record consists of exhibits & testimony as provided as part of the public hearing on 1/6/22, 2/8/22, 4/7/22, the staff report, and all information contained in DSD case file SD2020-0027.

Conclusions of Law

Section 07-17-09(5) A of the Canyon County Zoning Ordinance (CCZO) states:

A. The board shall consider the commission's recommendation at a noticed public hearing.

- The Planning & Zoning Commission recommended approval of the preliminary plat on January 6, 2022. At the public hearing, the P&Z Commission recommended condition no. 5 and 6.
    - Condition No. 5 requires the applicant to work with Notus Parma Highway District No. 2 to address contributions to future improvements to Goodson Road as recommended in the Traffic Impact Study. A recorded agreement between the developer an NPHD is required and shall be noted on the final plat for the subdivision. The agreement will ensure that there is cost sharing for improvements.
    - Condition No. 6 requires the applicant work with the fire district regarding fire suppression via an agreement. This is based on the applicant's agreement with Middleton Fire District (Attachment C).

B. *The board shall base its findings upon the evidence presented at the board's public hearing, and within thirty (30) calendar days declare its findings. It may sustain, modify or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:*
   1. *The ordinance and standards used in evaluating the application;*
   2. *The reasons for approval or denial; and*
   3. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*

As reviewed and subject to conditions of approval, the proposed preliminary plat is in conformance with CCZO Article 17, Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions, and Idaho Code 31-3805 (Irrigation), and Sections 50-1301 through 501329 (Platting).

Conditions of Approval

1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. An approved Subdivision Engineering Report (SER) shall be provided with the application for final plat.
5. The applicant shall meet the requirements of Notus Parma Highway District as outlined in Attachment B. Evidence of compliance shall be the signing of the final plat by Notus-Parma Highway District.
   a. Prior to final plat approval, the applicant/developer shall work with Notus-Parma Highway District to address, through a recorded agreement, contributions to future improvement to Goodson Road as stated and recommended in the Traffic Impact Study dated December 2021 (Page 18). The agreement shall be noted on the final plat.
6. Prior to final plat approval, fire sprinklers may be required in each residence and enforced through CC&Rs as agreed upon by the applicant to Middleton Fire District (Attachment C). Middleton Fire District shall review and approve the language regarding fire sprinkler regulations and enforcement within the CC&Rs prior to final plat approval and recordation of the CC&Rs.
7. A landscaped entry to the subdivision and monument sign shall be provided.
8. The applicant shall adhere to the Trail Plan proposed for the subdivision (Attachment D). Access, allowable uses, signage, and maintenance shall be included in the CCR's.
   a. Trail pathway signage shall include verbiage discouraging use of the Goodson road right-of-way.

Order

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein the Board of County Commissioners **approve** Case # SD2020-002 ", a request for approval of the Preliminary Plat, irrigation & grading, drainage plan for Stadium Subdivision No. 2 Subdivision

APPROVED this 7th day of April , 2022

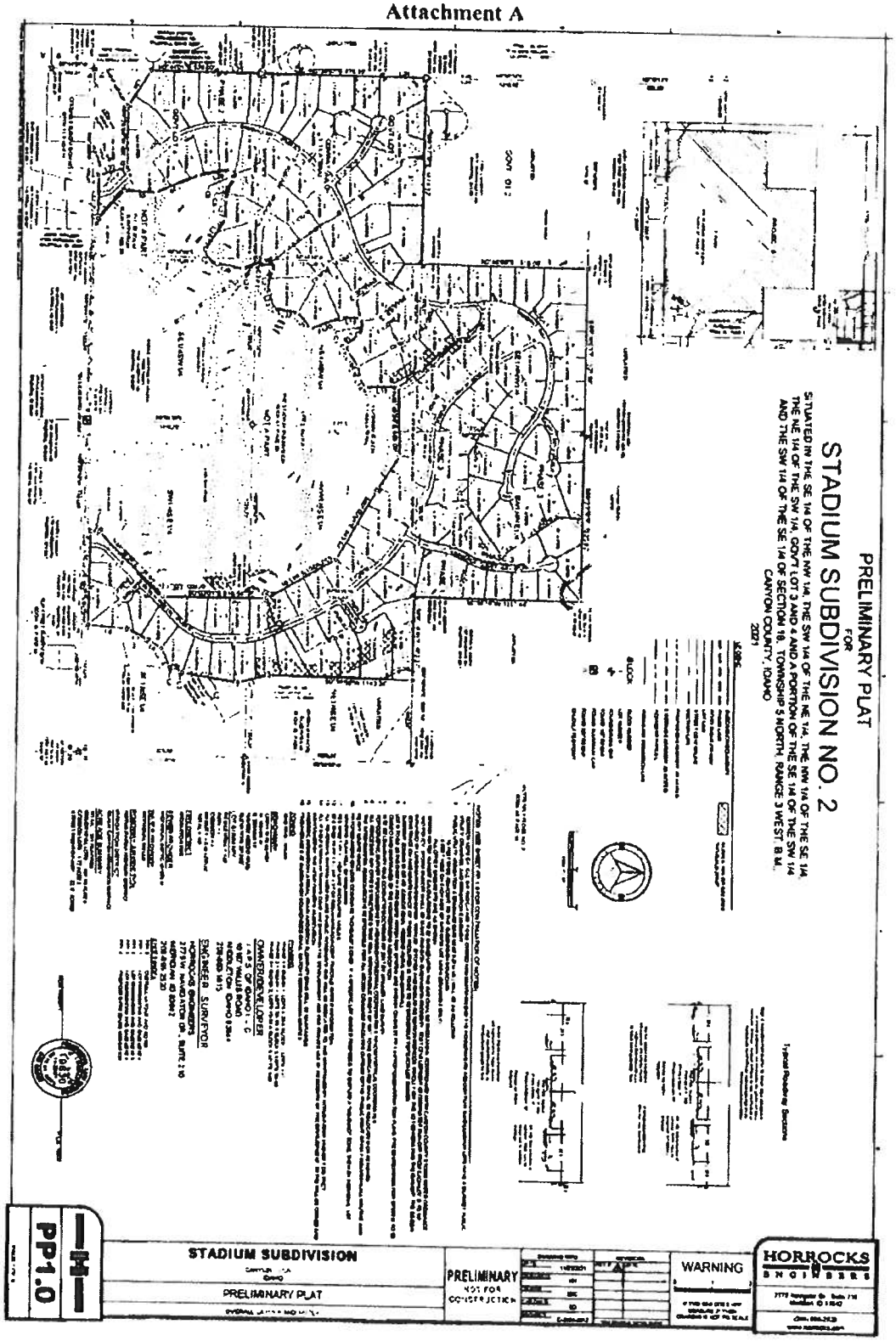
BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY,

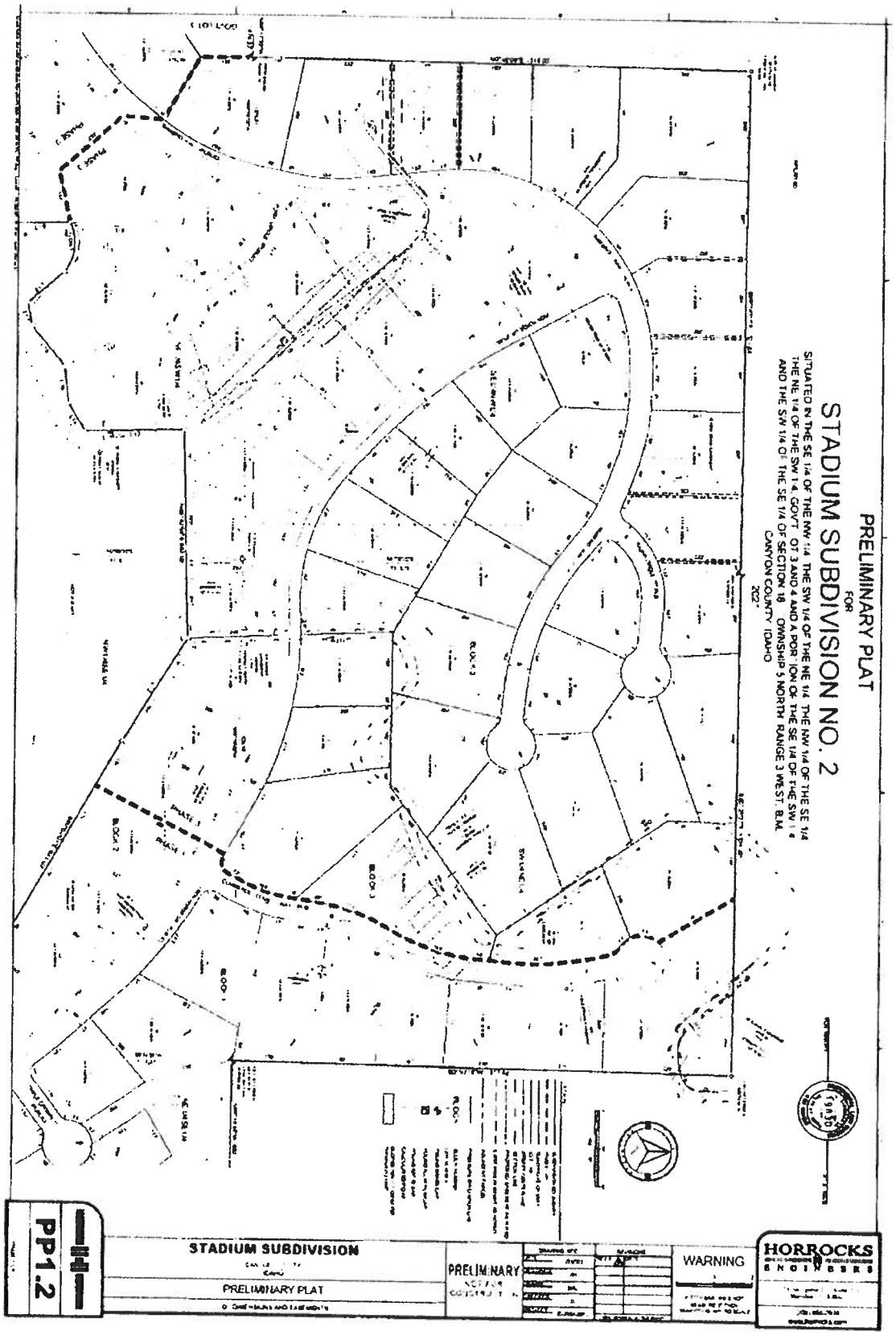
	Yes	No	Did Not Vote
Commissioner Leslie VanBeek			
Commissioner Keri Smith			
Commissioner Pamela White			

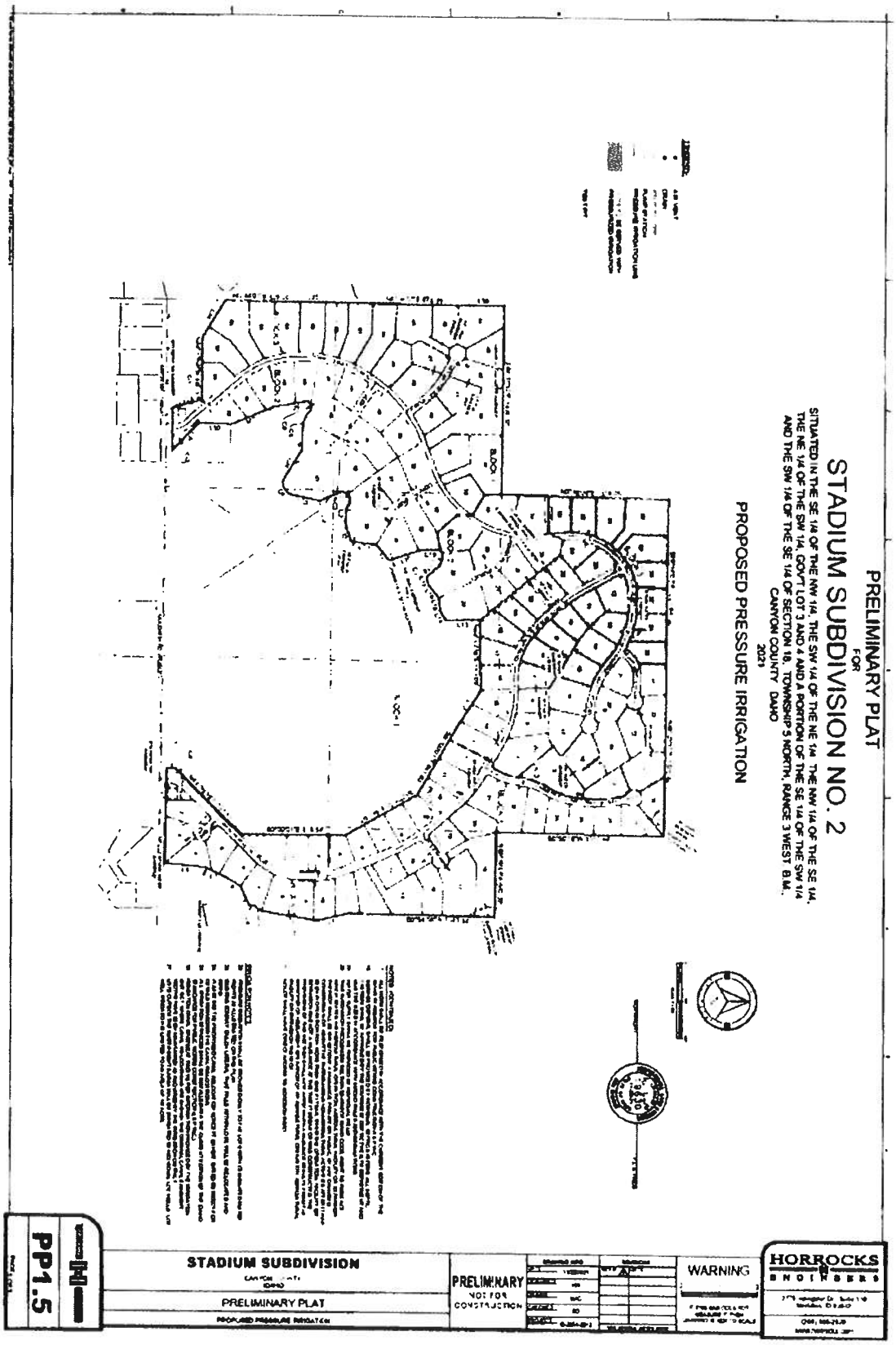
Attest: Chris Yamamoto, Clerk

By: _____ Date: 4/7/22

Attachment A




PRELIMINARY PLAT
FOR
STADIUM SUBDIVISION NO. 2
SITUATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4
THE NE 1/4 OF THE SW 1/4, GOVT. LOT 3 AND 4 AND A PORTION OF THE SW 1/4
AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST, B.M.
CANYON COUNTY, IDAHO
2021
PP1.2
STADIUM SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY
WARNING
HORROCKS


PRELIMINARY PLAT
FOR
STADIUM SUBDIVISION NO. 2
SITUATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4, GOVT LOT 3 AND 4 AND A PORTION OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 WEST B.M.
CANYON COUNTY IDAHO
2021
PROPOSED PRESSURE IRRIGATION
STADIUM SUBDIVISION
PRELIMINARY PLAT
PROPOSED PRESSURE IRRIGATION
PRELIMINARY
NOT FOR CONSTRUCTION
WARNING
HORROCKS ENGINEERS
PP1.5

4. Roadway design shall meet ACCHD Section 3040 Alignment.
    a. The following roadway information will need to be provide in order to verify compliance with the AASHTO green book:
        i. Horizontal Alignments
            1. Stationing
            2. PC/PT's
            3. Tangent Lengths & Bearings
            4. Curve Information
        ii. Vertical Alignments (Profiles)
            1. Grades
            2. Vertical Curves
            3. Intersection Stations
    b. Intersection Site Distance shall meet Standard Drawing ACCHD-107A & 107B.
    c. Local Road intersections shall have a minimum 30-foot radius curve connecting intersection right-of-way lines.
    d. Local Roads at cul-de-sac bulbs shall have a minimum 20-foot radius curve.
    e. Maximum length of a cul-de-sac on a rural roadway is 1,320-feet, servicing no more than 20 lots.
5. Rural Roadway Spacing shall be per ACCHD Section 3061 Intersection and Approach Policy per the intended use.
    a. Proposed rural roadway access locations shall be per the approved variance request by the NPHD.
    b. Minimum rural driveway spacing is 140-ft.
6. Cul-de-sac at the terminal ends of all public streets designed in accordance with Standard Drawing ACCHD-104.
7. Two Lane Rural Road Section shall meet Standard Drawing ACCHD-101.
8. Drainage design will be required per ACCHD Section 3070.
    a. All drainage features for the development shall be designed by an Idaho Registered Professional Engineer and approved by the NPHD in conjunction with the roadway plans.
    b. Drainage easements shall be sized in accordance with an approved drainage report. The drainage report will need to address the following:
        i. Design Storm
        ii. Conveyance Systems (Ditches, Pipes, Inlets, Curb & Gutter, and other facilities)
        iii. Secondary Conveyance Systems
        iv. Detention Basins
        v. Retention Basins / Subsurface Disposal Systems
    c. The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
9. Detention/Retention Facilities shall be sized in accordance with ACCHD Section 3070.

Attachment C

September 23, 2021

Victor Islas
District Headquarters & Fire Station #1
11665 W State St., Suite B
Star, ID 83669

SUBJECT: Stadium Subdivision No. 2 – Fire Suppression Sprinklers

Dear Victor:

I am writing this letter to inform you that we intend to require fire suppression sprinklers for the Stadium Subdivision No. 2 located in Canyon County. The requirement will be enforced via the subdivision CC&Rs.

Section D107 of the International Fire Code allows for a single access point if an approved automatic sprinkler system is provided.

This requirement will be mandated on the Stadium project provided the District allows more than thirty (30) dwelling units per phase with a single access road.

Thank you for working with us on this matter.

Sincerely,

Mike Conklin

Mike Conklin
J.A.P.S. of Idaho LLC
P: 208-941-8458 | E: mconklin.re@gmail.com

Attachment D

HORROCKS

STADIUM SUBDIVISION NO. 2
TRAIL PLAN

Prepared For: J.A.P.S. of Idaho LLC
10167 Willis Road
Middleton, ID 83644

Prepared By: Horrocks Engineers
2775 W. Navigator Dr., Suite 210
Meridian, ID 83642

Date: February 18, 2022

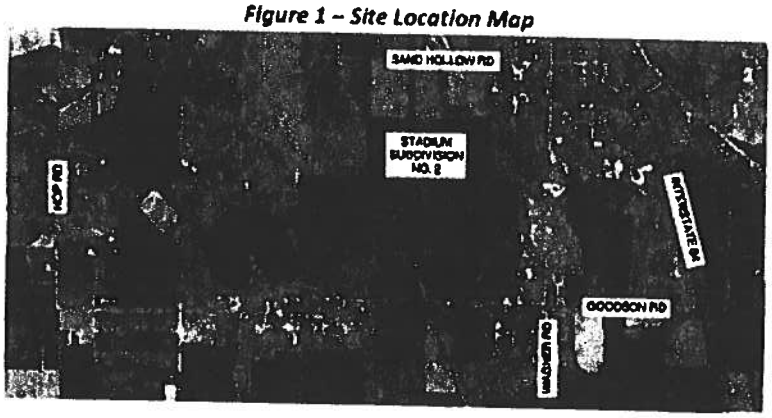
INTRODUCTION

This report addresses the multi-use trail included as part of the proposed on site improvements within the Stadium Subdivision No. 2 development, located in Canyon County, Idaho. The trail is approximately 1.8 miles long, meandering throughout the future site development. This report includes the location, design requirements, access, allowed uses, proper signage requirements, and required maintenance for the future amenity.

LOCATION

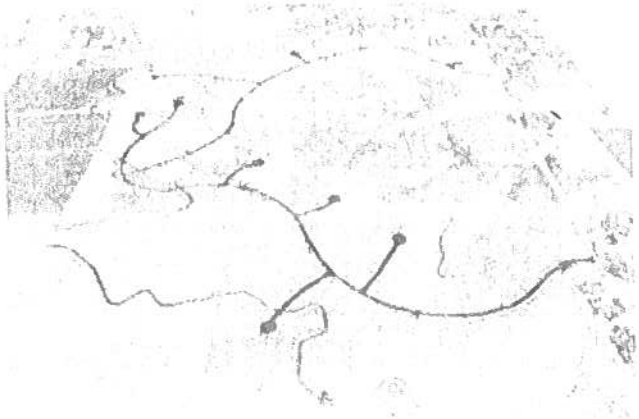
The general topography of the West Treasure Valley includes low undulating hillsides, open space, and small river valleys. The western and northern reach (Caldwell, Notus, Parma, Middleton, Greenleaf, Wilder) is primarily cultivated land or pasture and remains largely undeveloped. The proposed development is located within Section 18, Township 5 North, Range 3 West, Boise Meridian Canyon County, Idaho. The site is located near the Northwestern corner of Goodson Road and Wagner Road as shown in **Figure 1**. This location will provide equestrian recreation, walking/running, and bicycle opportunities for future homeowners and the general public. These trailhead and recreation opportunities, usually found in rural or wildland settings, bring a level of enjoyment that is difficult to duplicate in highly developed or urban areas.

Figure 1 – Site Location Map

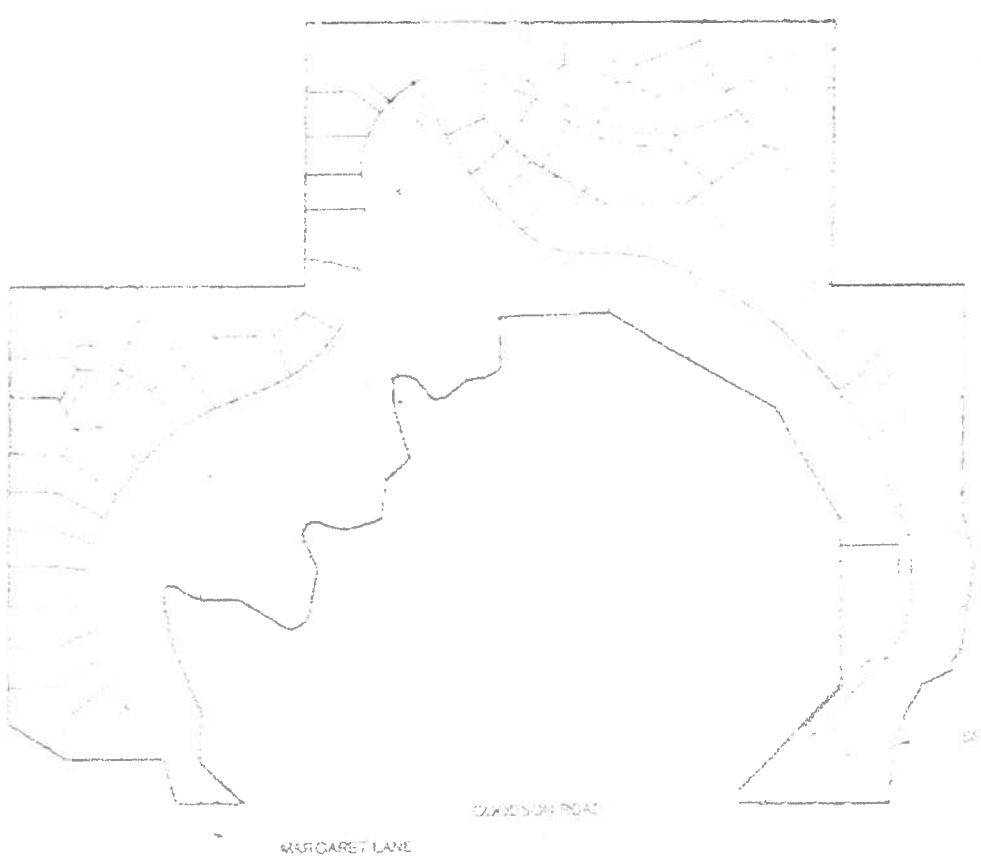


DESIGN REQUIREMENTS

In order to appeal to users, the overall trail will incorporate pedestrian, equestrian, and bikeway design concepts appropriate to the site climate, soils, topography, and vegetation. The trail is to be 6' to 8' wide and constructed with road mix or coarse sand. The trail shall be designed to avoid barriers, roadway crossings, large drainage channels, and private property boundaries when possible. The path should be designed to match the adjacent roadway grades in the proposed development and have a minimum 8' separation from the roadway drive lanes for safety considerations. Typical urban bike lanes are adjacent to traffic which can create unsafe conditions for bicycle riders. Providing separation between the drive lanes and the trail will be beneficial to the trail users to help reduce the potential for horses from developing nervous energy and causing injury to the rider. Pathway areas will be sloped to drain so that



Appendix A: Trail Plan Map



HORROCKS ENGINEERS

STADIUM SUBDIVISION NO. 2 TRAIL PLAN

CANYON COUNTY, IDAHO

Appendix B: Roadway Cross Section

D

2017-000927
RECORDED
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CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=39 SDUPUIS
AGR NO FEE
CANYON COUNTY COMMISSIONERS

Canyon County Recorder's Office Document Cover Sheet

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT (Agreement") by and between Canyon County, a political subdivision of the State of Idaho ("County"), the Glen C. Olsen and Evelyn J. Olsen Living Trust ("Olsen") and J.A.P.S. of Idaho, LLC, an Idaho Limited Liability Company ("LLC") (collectively referred to as "Parties" and individually as "Party") is entered into and effective this ____ day of January 5, 2017 and hereby amends and restates the Development Agreement entered into by the Parties October 13, 2010 and the First Amended Development Agreement dated November 21, 2012 (jointly referred to as "Previous Agreement") as set forth herein.

RECITALS

WHEREAS, the Parties entered into the Previous Agreement as part of the mutual effort by LLC and Olsen to conditionally rezone their properties;

WHEREAS, LLC and Olsen continue to have a cooperative relationship however they recognize that that relationship may not be the same in the future when dealing with heirs, an estate and/or with different entities; and

WHEREAS, Olsen and LLC continue to support one another's respective plans for their properties however they recognize that those plans are distinct and different; and

WHEREAS, LLC owns Canyon County tax parcels R37887024, R37887022 and R37887024A which when combined consists of approximately 222.6 acres and which are cumulatively referred to hereafter as "Property 1" which is more specifically described in Exhibit A attached hereto and incorporated by reference herein;

WHEREAS, Olsen owns Canyon County tax parcels R37887, R37887024B which when combined consists of approximately 134.3 acres and which are cumulatively referred to hereafter as "Property 2" and which is more specifically described in Exhibit A attached hereto and incorporated by reference herein;

WHEREAS, Olsen owns Canyon County tax parcels R3790001000 which consists of approximately 18.5 acres which is referred to hereafter as "Property 3" and is more specifically described in Exhibit A attached hereto and incorporated by reference herein;

WHEREAS, LLC and Olsen desire to articulate the specific number of lots allowed under the previous approval by the County rather than describe how the maximum number of lots allowed on the respective properties is to be calculated;

WHEREAS, LLC and Olsen recognize that it makes sense and will be more efficient to specify the duties and obligations applicable to the respective Properties that are the subject of this Agreement; and

WHEREAS, LLC and Olsen desire to amend, replace and restate the Previous Agreement via this Agreement; and

17-001

WHEREAS, following notice and public hearing in accordance with Canyon County Code the Canyon County Commissioners found that this Amended and restated Development Agreement is in the best interest of the public and the Parties desire to amend, replace and restate the Development Agreement.

NOW THEREFORE, based upon good and valuable consideration, the receipt and sufficiency of which is hereby recognized, the Parties agree as follows:

1. **PROPERTY**

LLC owns Property 1 which is more specifically described in Exhibit A, attached hereto and incorporated by reference herein. Olsen owns Property 2 and Property 3 which are more specifically described in Exhibit A, attached hereto and incorporated by reference herein. The terms and conditions of this Agreement shall run with Property 1, Property 2 and Property 3 and remain in effect respectively until terminated in accordance with the terms contained herein and Idaho Code. Property 1, Property 2 and Property 3 may jointly be referred to herein as the "Subject Properties" and individually as "Property." LLC and Olsen represent that they each have a legal or equitable interest in their respective properties and that all other persons/entities holding legal or equitable interests in the Subject Properties are to be bound by this Agreement. The use of the term "owner" and "development" refers to the owner and the development of Property 1, Property 2 or Property 3 respectively in accordance with the context of the use of those terms.

2. AUTHORIZATION

2.1 This Agreement is authorized by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning); and Canyon County Amended Resolution Number 95-232.

2.2 This Agreement shall vest the right to develop the Property 1, Property 2 and Property 3 as described and restricted in Exhibit B, attached hereto and incorporated by reference herein. The failure of a Party to comply with the terms and conditions of this Agreement applicable to Property 1, Property 2 or Property 3, as applicable, constitutes a default of this Agreement as to that Party and the applicable Property.

3 STRUCTURE

Titles and subtitles of this Agreement are only used for organization and structure and the language in each paragraph of this Agreement should control with regard to determining the intent and meaning of the parties.

4 LAWS AND REGULATIONS

Olsen and LLC shall comply with applicable state and federal laws and regulations. LLC and Olsen shall comply with applicable county ordinances and the terms of this Agreement. This Agreement shall not prevent the County in subsequent actions applicable to the respective Property from applying new ordinances and regulations that do not conflict with the commitments applicable to each Property as set forth in this Agreement and from applying

the requirements imposed by Canyon County Amended Resolution Number 95-232. This Agreement shall not preclude the application of any law or regulation, specifically mandated and required by changes in state or federal laws or regulations, to the Subject Properties. In the event such law prevents or precludes compliance with one or more provisions of this Agreement, the County and the LLC and/or Olsen, as applicable, shall meet and confer to determine how provisions of this Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment(s) to this Agreement or the parties may mutually elect to terminate this Agreement. Nothing in this Agreement shall be construed to be in derogation of the County's police power to protect the health, safety, and general welfare of the public. Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended and to the extent they are not in conflict with the provisions of this Agreement. Further, LLC and Olsen agree to respectively indemnify, defend and hold harmless County for any loss, expense, or damage of any type experienced by County as a result of their violation of the guarantee requirements of this paragraph.

5 LIABILITY, INDEMNITY AND COOPERATION

5.1 LLC and Olsen shall defend, indemnify and hold County, its officers, agents, employees, contractors and subcontractors harmless for injuries to persons or property resulting from the negligence or willful conduct of their respective officers, agents, employees, contractors and subcontractors in performing the duties described in this Agreement.

In the event County is alleged to be liable in any manner, as a result of acts, omissions, willful conduct and/or negligence of LLC or Olsen, LLC or Olsen shall respectively indemnify and hold County, its officers, agents, employees, contractors and subcontractors harmless from and against all liability, claims, loss, costs, and expenses arising out of this Agreement. LLC or Owner shall defend against such allegations through counsel chosen by County and LLC or Owner shall bear all costs, fees, and expenses of such defense, including, but not limited to, all attorney fees and expenses, court costs, and expert witness fees and expenses.

5.2 LLC and Olsen acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to LLC's and Olsen's conditional rezone application in Development Services Department Case Number CPR2009-1 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. LLC and Olsen agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

6. ZONING REVERSION CONSENT

The execution of this Agreement shall be deemed written consent by LLC and Olsen to change the zoning of Property 1, Property 2 and Property 3, as applicable, to its prior designation upon default of the terms and conditions of this Agreement as to Property 1,

Property 2 or Property 3. Any reversion shall only be applicable to respective Property to which the default applies. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the County finds that the LLC or Olsen has not substantially complied with this Agreement, the Board of County Commissioners may order that the Property owned by Olsen or LLC which is the subject to the default will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the property conditionally rezoned from "A" (Agricultural) Zone designation to "RR" (Rural Residential) Zone designation shall revert back to the "A" (Agricultural) Zone designation.

7. **ANNUAL REVIEW**

County may, while this Agreement is in effect, annually review the extent of good faith substantial compliance with the terms of this Agreement. LLC and/or Olsen shall have the duty to demonstrate good faith compliance with the terms of this Agreement during such review.

8. **DEFAULT AND TERMINATION**

8.1 Failure or unreasonable delay by the owner of Property 1, Property 2 or Property 3 to perform any term or provision of this Agreement applicable to that Property shall constitute a violation under this Agreement and may result in termination of this agreement and reversion of the zoning as to that Property. Prior to termination as set forth herein, the County shall provide written notice of such violation. Said notice shall specify the nature of the alleged violation and the manner in which said violation may be satisfactorily cured. If the nature of the alleged violation is such that it cannot reasonably be cured within 90 days after written notice, the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period. Subject to the foregoing, after notice and expiration of the 90-day period without cure, the violation may be deemed by the County to be a default under this Agreement and the County, solely as its option, may institute legal proceedings pursuant to this Agreement and/or give notice of intent to terminate the agreement as to the Property in question, and, in either event, the owner of the applicable Property shall not be entitled to any additional time to cure such violation.

8.2 In the event the County violates the terms of this Agreement, the owner of each of the Subject Properties shall have all rights and remedies provided herein or under applicable law, including without limitation the right to seek specific performance by the County, injunctive relief and/or other damages.

8.3 In addition to specific provisions of this Agreement, performance by either the County or the owner of each of the Subject Properties shall not be deemed to be in default where delays or defaults are due to war, insurrection, strike, walk-out, riot, flood, earthquake, fire, casualty, or act of God. As long as a Party has provided governmental agencies all necessary information in a timely manner, performance hereunder shall not be deemed in default where delays or defaults are due to governmental agencies. An

extension of time necessary to gain approval of another independent governmental agency as required in the conditions of approval will be granted upon written request. The grant of a time extension shall be in writing and shall specify the period of excused delay.

8.4 This Agreement automatically terminates as to each of the Subject Properties upon completion of conditions of the Conditional Rezone and/or this Agreement applicable to that Property (Property 1, Property 2 or Property 3).

9. **RELATIONSHIP OF PARTIES**

It is understood that this Agreement between the Parties is such that LLC and Olsen are independent parties and are not agents of the County.

10. **NOTICE**

10.1 Any notice, demand, or other communication (hereinafter "Notice") given under this Agreement shall be in writing and given personally or by registered or certified mail (return receipt requested). If given by registered or certified mail, a notice shall be deemed to have been given and received on actual receipt by the addressee. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. A courtesy copy of the notice may be sent by electronic means or facsimile transmission. Any party may designate any other address in substitution of the address contained herein by like written notice.

10.2 Notices shall be given to the parties at their addresses set forth below:

If to County, to:

Canyon County Development Services Dept.
111 N. 11th Avenue, #140
Caldwell, Idaho 83605
Attention: Director
Telephone: 208-454-7458
Facsimile: 208-454-6633

With copy to:

Canyon County
Attn: Chief Civil Deputy Prosecuting Attorney
1115 Albany Street
Caldwell, Idaho 83605
Telephone: 208-454-7391
Facsimile: 208-455-5955

If to LLC, to:

JAPS of Idaho, LLC
Manager Jay Gibbons
10167 Willis Road
Middleton, Idaho 83644

If to Olsen, to

Glen C. Olsen, Trustee
17506 Goodson Road
Caldwell, Idaho 83607

11. **ASSIGNMENT**

Olsen and LLC shall each continue to be responsible for performing their respective obligations under this Agreement as to a transferred parcel until such time as there is delivered to the County a legally binding instrument, in a form reasonably acceptable to the County, whereby Transferee agrees to be subject to this Agreement and perform and comply with all terms and conditions and/or other obligations of this Agreement applicable to the transferred parcel as set forth in Idaho Code § 67-6511A.

12. **ENTIRE AGREEMENT, COUNTERPARTS AND RECORDING**

12.1 This writing embodies the entire agreement between the Parties. There are no promises, terms, conditions, or obligations other than those contained in this Agreement. All previous and contemporaneous communications, representations, or agreements, either verbal or written, between the Parties are superseded and replaced by this Agreement.

12.2 The recitals to this Agreement are incorporated into this Agreement by this reference as if fully set forth herein.

12.3 The County shall record an executed original of this Agreement at the Canyon County Recorder's Office. Olsen and LLC agree that they may be required by the County pay any recording fees necessary to record this Agreement with the Canyon County Recorder's Office.

13. **COVENANTS APPURTENANT**

The covenants and conditions applicable to Property 1, Property 2 and Property 3 as set forth herein shall be appurtenant to and run with the land and shall be binding upon Olsen and LLC, as applicable, and their heirs, successors, and assigns.

14. **MISCELLANEOUS**

14. 1 Amendment. Modifications to this Agreement may be made only by the written permission of the Board of Canyon County Commissioners after complying with the

notice and hearing provisions of Idaho Code, § 67-6511A. Any amendment(s) to this Agreement shall be recorded by the Party seeking the amendment.

14.2 Interpretation. Unless otherwise specifically defined herein, capitalized terms used herein shall have the same meaning as ascribed to such terms either in the Local Land Use Planning Act, Idaho Code §§ 67-6501 et seq. or Chapter 7 of the Canyon County Code, as the case may be. In the event of any conflict between terms in the state statute and terms in the County Code, the terms in the state statute shall prevail. Any term contained in this Agreement not so defined shall be given general common understanding.

14.3 No Agency, Joint Venture or Partnership. The County, Olsen and LLC hereby renounce the existence of any form of joint venture or partnership between the County and Olsen or the County and LLC. Parties agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the County joint ventures or partners of Olsen or LLC.

14.4 Severability. If any provision of this agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid, void, or unenforceable, such provision shall be disregarded and the remaining portions of this Agreement shall continue in effect. However, if such provision is not severable from the balance of the Agreement so that the mutually dependent rights and obligations of the County and the owner of the applicable Property remain materially unaffected, this Agreement shall become void as to the County and the owner of Property 1, 2 and/or 3, as applicable.

14.5 Construction. This Agreement has been reviewed by the Parties and each has had the opportunity to have its legal counsel review and revise the Agreement; therefore, the Parties agree that no presumption or rule that ambiguities shall be construed against a particular Party shall apply to the interpretation or enforcement of this Agreement.

14.6 Choice of Law. This Agreement and its performance shall be construed in accordance with and governed by the laws of the state of Idaho, with venue for any action brought pursuant to this Agreement to be in the Third Judicial District, State of Idaho.

14.7 Waivers. No provision or condition of this Agreement shall be considered waived unless duly amended as provided in Section 14.1. The failure of a Party to require strict performance of any term or condition of this Agreement or to exercise any option herein conferred in any one or all instances shall not be construed to be a waiver or relinquishment of any such term or condition, but the same shall be and remain in full force and effect, unless such waiver is evidenced by the prior written consent of the Party.

14.8 Third Party Beneficiaries. Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of any third party.

14.9 Previous Agreement. The Previous Agreement entered into by the Parties is superseded and replaced with this restated Agreement and the rights and obligations of the County, Olsen and LLC are contained in this Agreement.

14.10 Subsequent Development. Any subsequent development of Property 1, Property 2 or Property 3 does not require the consent of the owner of the either of the other aforementioned properties. Any increase in the number of lots allowed on any of the aforementioned properties is only permitted by amendment to this Agreement as to that Property.

IN WITNESS WHEREOF, the undersigned as Parties to this Amended and Restated Development Agreement have affixed their signatures as of the day and year first hereinabove written.

J.A.P.S. OF IDAHO LLC:

_____

Jay Gibbons,
J.A.P.S., LLC

_____

Mike Conklin

_____

Glen C. Olsen

IN WITNESS WHEREOF, the undersigned as Parties to this Amended and Restated Development Agreement have affixed their signatures as of the day and year first hereinabove written.

J.A.P.S. OF IDAHO, LLC

Jay Gibbons, Manager
J.A.P.S. of Idaho, LLC

GLEN C. OLSEN AND EVELYN J. OLSEN LIVING TRUST

Glen C. Olsen, Trustee

BOARD OF CANYON COUNTY COMMISSIONERS:

Steven J. Rule, Chairman

Commissioner Craig L. Hanson

Commissioner Tom Dale

Attest:

STATE OF IDAHO)
):ss
County of Canyon)

On this 3rd day of JANUARY, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared **Jay Gibbons**, known or identified to me to be the Manager of J.A.P.S. of Idaho, LLC and the person who executed the foregoing instrument on behalf of said company, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

ALAN D. MILLS
Notary Public
State of Idaho

NOTARY PUBLIC FOR IDAHO
Residing at: MIDDLETON
My commission expires: SEPT. 9, 2017

STATE OF IDAHO)
):ss
County of Canyon)

On this 4th day of JANUARY, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared **Glen C. Olsen** known or identified to me to be the Trustee of the Glen C. Olsen and Evelyn J Olsen Living Trust and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

ALAN D. MILLS
Notary Public
State of Idaho

ALAN D. MILLS
Notary Public
State of Idaho

NOTARY PUBLIC FOR IDAHO
Residing at: MIDDLETON
My commission expires: SEPT. 9, 2017

Canyon County Commissioner

Canyon County Commissioner

Canyon County Commissioner

Attest: Chris Yamamoto By: Reeves Deputy

STATE OF IDAHO)
):ss
County of Canyon)

On this ____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared **Jay Gibbons**, known or identified to me to be the Manager of J.A.P.S., LLC and the person who executed the foregoing instrument on behalf of said company, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
NOTARY PUBLIC FOR IDAHO
Residing at: _____
My commission expires: _____

STATE OF IDAHO)
):ss
County of Canyon)

On this ____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared **Glen C. Olsen** known or identified to me to be the Trustee of the Glen C. Olsen and Evelyn J Olsen Living Trust and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
NOTARY PUBLIC FOR IDAHO
Residing at: _____
My commission expires: _____

EXHIBIT A – LEGAL DESCRIPTIONS
PROPERTY 1

Consisting of the property described in the attached Special Warranty Deed and Quitclaim Deed totaling nine (9) Pages

R37887022

File No.: 200607445

This parcel consists of the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the West Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said West Half of the Northeast Quarter of the Southeast Quarter of said Section 18, a found G.L.O brass cap monument; thence

North 0° 13' 09" East along the West boundary of said West Half of the Northeast Quarter of the Southeast Quarter a distance of 1,318.67 feet to the Northwest corner of said West Half of the Northeast Quarter of the Southeast Quarter, a found G.L.O. brass cap monument; thence

North 89° 59' 20" West along the South boundary of said Southwest Quarter of the Northeast Quarter and said Southeast Quarter of the Northwest Quarter a distance of 2,646.06 feet to the Southwest corner of said Southeast Quarter of the Northwest Quarter, a found G.L.O. brass cap monument; thence

North 0° 04' 52" East along the West boundary of said Southeast Quarter of the Northwest Quarter a distance of 1,316.05 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 89° 57' 21" East along the North boundary of said Southeast Quarter of the Northwest Quarter a distance of 1,321.84 feet to the Northwest corner of said Southwest Quarter of the Northeast Quarter, a found G.L.O. brass cap monument; thence

North 89° 55' 05" East along the North boundary of said Southwest Quarter of the Northeast Quarter a distance of 1,325.82 feet to the Northeast corner of said Southwest Quarter of the Northeast Quarter, a found 5/8 inch diameter rebar; thence

South 0° 09' 00" West along the East boundary of said Southwest Quarter of the Northeast Quarter a distance of 1,317.44 feet to the Southeast corner of said Southwest Quarter of the Northeast Quarter, a found G.L.O. brass cap monument; thence

North 89° 58' 58" East along the North boundary of the West Half of the Northeast Quarter of the Southeast Quarter a distance of 662.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

South 0° 13' 38" West along the East boundary of said West Half of the Northeast Quarter of the Southeast Quarter a distance of 1,321.02 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 89° 48' 51" West along the South boundary of said West Quarter of the Northeast Quarter of the Southeast Quarter a distance of 662.17 feet to the POINT OF BEGINNING.

R37887024

Project No. 06145
Date: November 13, 2012
Page 1 of 3

A portion of the NW1/4 of the SE1/4, the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, Government Lot 3 and Government Lot 4, all in Section 18, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being a portion of Parcel 4, as shown on Record of Survey No. 200656701, Records of Canyon County, Idaho, described as follows:

BEGINNING at the west one-quarter corner of said Section 18; thence, along the north line of said Government Lot 3,

1) S.89°17'33"E., 1473.57 feet to the northeast corner of said Government Lot 3; thence, along the north line of said NE1/4 of the SW1/4 and the NW1/4 of the SE1/4,
2) S.89°18'00"E., 2646.16 feet to the northeast corner of said NW1/4 of the SE1/4; thence, along the east line thereof,
3) S.00°54'19"W., 1090.65 feet to the exterior boundary of Warranty Deed Instrument No. 2012018177; thence, along said boundary the following courses:
4) N.30°00'00"W., 541.31 feet; thence,
5) N.60°00'00"W., 643.03 feet; thence,
6) N.57°10'22"W., 318.82 feet more or less, to the prolongation and the centerline of an underground irrigation siphon; thence along the prolongation and centerline of said siphon,
7) S.88°43'57"W., 553.09 feet to the centerline of an irrigation ditch; thence, continuing along said boundary, along said centerline the following courses:
8) S.01°12'54"E., 265.18 feet; thence,
9) S.58°57'38"W., 83.94 feet; thence,
10) S.83°40'31"W., 96.10 feet; thence,
11) S.51°48'28"W., 139.11 feet; thence,
12) S.80°22'45"W., 60.60 feet; thence,
13) N.40°32'23"W., 124.20 feet to the beginning of a non-tangent curve; thence,
14) Westerly along said curve to the left, having a radius of 119.27 feet, an arc length of 137.13 feet, through a central angle of 65°52'28", and a long chord which bears N.83°46'34"W., 129.70 feet; thence, non-tangent from said curve,
15) S.01°53'27"E., 155.94 feet; thence,
16) S.18°37'05"E., 257.76 feet; thence,
17) S.50°12'50"W., 157.88 feet; thence,
18) S.07°07'35"W., 196.81 feet; thence,

~~LLC & Olsen~~ Agreement
~~DA Mod PH2016-01~~

19) S.71°19'38"W., 129.34 feet to the beginning of a non-tangent curve; thence,
20) Westerly along said curve to the right, having a radius of 228.27 feet, an arc length of 185.78 feet, through a central angle of 46°37'54", and a long chord which bears N.81°55'56"W., 180.70 feet to a non-tangent point of reverse curvature; thence,
21) Southwesterly along said curve to the left, having a radius of 61.61 feet, an arc length of 150.68 feet, through a central angle of 140°07'27", and a long chord which bears S.46°01'17"W., 115.83 feet; thence, non-tangent from said curve,
22) S.23°20'13"E., 164.10 feet; thence,
23) S.10°49'50"W., 209.81 feet to the beginning of a non-tangent curve; thence,
24) Southwesterly along said curve to the right, having a radius of 108.60 feet, an arc length of 156.46 feet, through a central angle of 82°32'43", and a long chord which bears S.50°39'22"W., 143.27 feet; thence, non-tangent from said curve,
25) N.58°33'10"W., 286.32 feet; thence,
26) N.88°52'34"W., 149.63 feet to the beginning of a non-tangent curve; thence,
27) Northwesterly along said curve to the right, having a radius of 244.35 feet, an arc length of 176.43 feet, through a central angle of 41°22'12", and a long chord which bears N.68°13'39"W., 172.62 feet to a non-tangent point of reverse curvature; thence,
28) Southwesterly along said curve to the left, having a radius of 47.27 feet, an arc length of 90.51 feet, through a central angle of 109°42'16", and a long chord which bears, S.69°49'07"W., 77.31 feet; thence,
29) S.09°58'12"E., 257.72 feet; thence,
30) S.22°34'03"E., 363.29 feet; thence,
31) S.02°07'19"W., 253.33 feet; thence,
32) S.46°02'27"E., 304.59 feet; thence, leaving said centerline and the exterior boundary of said Warranty Deed, along a line parallel with and 50.00 feet north of the south boundary of said Government Lot 4,
33) N.89°25'41"W., 339.32 feet to the east boundary of Parcel 2, as shown on Record of Survey Instrument No.200509686, Records of Canyon County, Idaho; thence, along said boundary,
34) N.15°53'39"W., 237.20 feet to the north boundary of said Parcel 2; thence, along said north boundary, and the north boundary of Parcel 3 as shown on said Record of Survey Instrument No.200509686, Records of Canyon County, Idaho,
35) N.89°26'06"W., 490.13 feet; thence,

36) N.57°31'23"W., 336.27 feet to the west boundary of said Government Lot 4; thence, along said boundary
37) N.00°43'14"E., 526.15 feet to the south 1/16 corner of Section 13, Township 5 North, Range 4 West, thence continuing along the west boundary of said Government Lot 4,
38) N.00°47'34"E., 343.41 feet to the northwest corner of said Government Lot 4 and the southwest corner of said Government Lot 3; thence, along the west boundary of said Government Lot 3
39) N.00°38'04"E., 1315.21 feet to the **POINT OF BEGINNING**.

This survey was prepared from record documents, no field survey was performed. T-O Engineers, Inc. assumes no liability for accuracy of the record documents and present or future compliance with governing agencies pertaining to restrictions on building, access, or septic permitting.

~~LLC & Olsen~~ Agreement
~~PA Mod PH2016-61~~

R37887024A

Project No. 06145
Date: November 13, 2012
Page 1 of 2

A portion of the NE1/4 of the SE1/4, the SE1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 18, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being a portion of Parcel 4, as shown on Record of Survey No. 200656701, Records of Canyon County, Idaho, described as follows:

COMMENCING at the southeast corner of said Section 18; thence, along the south boundary of said SE1/4 of the SE1/4,

A) N.89°09'48"W., 958.08 feet; thence,
B) N.00°50'12"E., 50.00 feet to the **POINT OF BEGINNING**; thence, along a line 50.00 feet north and parallel with said south boundary of the SE1/4 of the SE1/4,

1) N.89°09'48"W., 364.74 feet to the west boundary of said SE1/4 of the SE1/4; thence continuing along said parallel line, along the south boundary of said SW1/4 of the SE1/4,
2) N.89°09'14"W., 443.93 feet to the exterior boundary of Warranty Deed Instrument No. 2012018177, Records of Canyon County, Idaho; thence, along said exterior boundary the following courses:
3) N.00°00'00"E., 71.30 feet; thence,
4) N.45°00'00"E., 731.95 feet; thence,
5) N.00°00'00"E., 677.42 feet to the north boundary of said SE1/4 of the SE1/4; thence, leaving the exterior boundary of said Warranty Deed, along said north boundary,
6) S.89°07'14"E., 607.54 feet; thence,
7) N.00°54'49"E., 178.22 feet more or less to the west boundary of Overview Acres Subdivision, Recorded in Book 36 of Plats at Page 5, Instrument No. 200522864, Records of Canyon County, Idaho; thence, along the exterior boundary of said Subdivision the following courses:
8) S.13°34'15"E., 257.33 feet; thence,
9) S.09°13'53"W., 443.47 feet; thence,
10) S.37°20'54"W., 67.34 feet; thence,
11) S.00°55'13"W., 109.38 feet to the east boundary of an existing 60.00 foot wide Ingress, Egress and Utility Easement as shown on said Subdivision Plat, Recorded as Instrument No. 9935524, Records of Canyon County, Idaho; thence, leaving the exterior boundary of said Subdivision, along the east boundary of said Easement the following courses:

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~~DA Mod-PH2016-61~~

12) S.64°34'30"W., 119.59 feet; thence,
13) S.32°16'43"W., 102.58 feet; thence,
14) S.25°16'33"W., 174.86 feet; thence,
15) S.05°25'14"W., 301.43 feet to the **POINT OF BEGINNING.**

This survey was prepared from record documents, no field survey was performed. T-O Engineers, Inc. assumes no liability for accuracy of the record documents and present or future compliance with governing agencies pertaining to restrictions on building, access, or septic permitting.

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PROPERTY 2

Consisting of the property described in the attached Quitclaim Deed totaling four (4) Pages

A portion of the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter and Government Lot 4, all in Section 18, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being a portion of Parcel 4, as shown on Record of Survey No. 200656701, Records of Canyon County, Idaho, described as follows:

COMMENCING at the South One-Quarter corner of said Section 18; thence, along the South line of said Section 18,

A) South 89° 08' 15" East, 322.84 feet; thence, along a portion of the boundary of said Parcel 4, as shown on Record of Survey Instrument No. 200656701,
B) North 1° 41' 48" West, 50.05 feet to the POINT OF BEGINNING; thence, continuing along said boundary,

1) North 1° 41' 48" West, 95.80 feet; thence,
2) North 42° 40' 54" West, 207.46 feet; thence,
3) North 0° 26' 16" East, 611.52 feet; thence, leaving said boundary line,
4) North 0° 26' 16" East, 80.02 feet; thence,
5) South 89° 15' 09" West, 706.71 feet; thence,
6) South 2° 04' 07" East, 200.05 feet; thence,
7) North 89° 59' 51" West, 319.98 feet; thence,
8) North 34° 22' 23" West, 89.37 feet; thence,
9) South 42° 24' 50" West, 13.27 feet to the most Northerly boundary of that certain parcel of land described in Deed Instrument No. 2009040422, Records of Canyon County, Idaho; thence, along the Westerly boundary line of said parcel, the following courses:
10) South 42° 23' 35" West, 2.17 feet to the beginning of a tangent curve; thence,
11) Southwesterly along said curve to the left, having a radius of 255.00 feet, an arc length of 31.87 feet, through a central angle of 7° 09' 42", and a long chord which bears South 38° 48' 44" West, 31.85 feet; thence, tangent from said curve,
12) South 35° 13' 53" West, 592.57 feet to the beginning of a tangent curve; thence,
13) Southwesterly along said curve to the left, having a radius of 255.00 feet, an arc length of 153.26 feet, through a central angle of 34° 26' 09", and a long chord which bears South 18° 00' 48" West, 150.96 feet; thence, tangent from said curve,
14) South 0° 47' 44" West, 96.82 feet to the beginning of a tangent curve; thence,
15) Southeasterly along said curve to the left, having a radius of 20.00 feet, an arc length of 31.40 feet, through a central angle of 89° 57' 49", and a long chord which bears South 44° 11' 11" East, 28.28 feet to a line that is parallel with and 50.00 feet Northerly from the Southerly line of the Southeast Quarter of the Southwest Quarter of said Section 18; thence, along said parallel line,
16) North 89° 10' 05" West, 34.28 feet; thence, along a line that is parallel with and 50.00 feet Northerly from the Southerly line of Government Lot 4,
17) North 89° 25' 41" West, 282.13 feet, more or less, to the center of an irrigation ditch; thence, along the approximate centerline of said ditch, the following courses:
18) North 46° 02' 27" West, 304.59 feet; thence,
19) North 2° 07' 19" East, 253.33 feet; thence,
20) North 22° 34' 03" West, 363.29 feet; thence,
21) North 9° 58' 12" West, 257.72 feet to the beginning of a non-tangent curve; thence,
22) Northeasterly along said curve to the right, having a radius of 47.27 feet, an arc length of 90.51 feet, through a central angle of 109° 42' 16", and a long chord which bears, North 69° 49' 07" East, 77.31 feet to the beginning of a non-tangent reverse curve; thence,
23) Southeasterly along said curve to the left, having a radius of 244.35 feet, an arc length of 176.43 feet, through a central angle of 41° 22' 13", and a long chord which bears South 68° 13' 39" East, 172.62 feet; thence, non-tangent from said curve,
24) South 88° 52' 34" East, 149.63 feet; thence,
25) South 58° 33' 10" East, 286.32 feet to the beginning of a non-tangent curve; thence,
26) Northeasterly along said curve to the left, having a radius of 108.60 feet, an arc length of 156.46 feet, through a central angle of 82° 32' 45", and a long chord which bears North 50° 39' 22" East, 143.27 feet; thence, non-tangent from said curve,
27) North 10° 49' 50" East 209.81 feet; thence,
28) North 23° 20' 13" West, 164.10 feet to the beginning of a non-tangent curve; thence,
29) Northeasterly along said curve to the right, having a radius of 51.61 feet, an arc length of 150.68 feet, through a central angle of 140° 07' 27", and a long chord which bears North 46° 01' 17" East, 115.83 feet to the beginning of a non-tangent reverse curve; thence,
30) Southeasterly along said curve to the left, having a radius of 228.27 feet, an arc length of 185.78 feet, through a central angle of 46° 37' 54", and a long chord which bears South 81° 55' 56" East, 180.70 feet; thence, non-tangent from said curve,
31) North 71° 19' 38" East, 129.34 feet; thence,
32) North 7° 07' 35" East, 196.81 feet; thence,
33) North 50° 12' 50" East, 157.88 feet; thence,
34) North 18° 37' 05" West, 257.76 feet; thence,
35) North 1° 53' 27" West, 155.94 feet to the beginning of a non-tangent curve; thence,
36) Southeasterly along said curve to the right, having a radius of 119.27 feet, an arc length of 137.13 feet, through a central angle of 65° 52' 28", and a long chord which bears South 83° 46' 34" East, 129.70 feet; thence, non-tangent from said curve,
37) South 40° 32' 23" East, 124.20 feet; thence,
38) North 80° 22' 45" East, 60.60 feet; thence,
39) North 51° 48' 28" East, 139.11 feet; thence,
40) North 83° 40' 31" East, 96.10 feet; thence,
41) North 58° 57' 38" East, 83.94 feet; thence,

42) North 1° 12' 54" West, 265.18 feet, more or less, to the Westerly prolongation of the top of the North bank of an irrigation ditch; thence, along said Westerly prolongation and the top of the North bank of said ditch and the Easterly prolongation thereof,
43) North 88° 43' 57" East, 553.09 feet, more or less, to the centerline of an irrigation ditch; thence, leaving said centerline,
44) South 57° 10' 22" East, 318.82 feet; thence,
45) South 60° 00' 00" East, 643.03 feet; thence,
46) South 30° 00' 00" East, 643.03 feet; thence,
47) South 0° 00' 00" East, 818.54 feet; thence,
48) South 45° 00' 00" West, 731.95 feet; thence,
49) South 0° 00' 00" East, 71.54 feet to a line parallel with and 50.00 feet Northerly from the Southerly line of the Southwest Quarter of the Southeast Quarter of said Section 18; thence along said parallel line,
50) North 89° 08' 15" West, 558.44 feet to the POINT OF BEGINNING.

R378870000

Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

December 20, 2016

Legal Description for
Glen Olsen
Job No. DE1416

Parcel 1

This parcel is a portion of the SE ¼ SW ¼ and the SW ¼ SE ¼ of Section 18 in Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of the SE ¼ SW ¼, (S ¼ Corner, Section 18);

thence North 89° 09' 43" West along the South boundary of the SE ¼ SW ¼ a distance of 478.55 feet;

thence North 02° 04' 20" West a distance of 50.07 feet;

thence North 89° 09' 43" West a distance of 807.07 feet;

thence along a curve to the right having a radius of 20.00 feet and a central angle of 89° 57' 28" for an arc length of 31.40 feet, said curve having a chord bearing of North 44° 10' 59" West a distance of 28.27 feet;

thence North 00° 47' 45" East a distance of 96.69 feet;

thence along a curve to the right having a radius of 255.00 feet and a central angle of 34° 26' 06" for an arc length of 153.26 feet, said curve having a chord bearing of North 18° 00' 48" East a distance of 150.96 feet;

thence North 35° 13' 53" East a distance of 592.57 feet;

thence along a curve to the right having a radius of 255.00 feet and a central angle of 07° 09' 40" for an arc length of 31.87 feet, said curve having a chord bearing of North 38° 48' 44" East a distance of 31.85 feet;

thence North 42° 23' 35" East a distance of 2.17 feet;

thence North 42° 24' 50" East a distance of 13.27 feet;

~~LLC & Olsen~~ Agreement
~~DA Mod-PH2016-01~~

Skinner
Land Survey
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Thomas J. Wellard, PLS
Rodney Clark, PE

Olsen Legal Description
Parcel 1, Page 2 of 2

thence South 34° 22' 23" East a distance of 89.37 feet;

thence South 89° 59' 51" East a distance of 319.98 feet;

thence North 02° 04' 07" West a distance of 200.05 feet;

thence North 89° 15' 09" East a distance of 706.71 feet;

thence South 00° 26' 16" West a distance of 691.54 feet;

thence South 42° 40' 54" East a distance of 207.46 feet;

thence South 01° 41' 48" East a distance of 145.77 feet to a point on the South boundary of the SW ¼ SE ¼;

thence North 89° 09' 14" West a distance of 322.82 feet, to the **POINT OF BEGINNING**, containing 27.18 acres, more or less, and subject to any and all easements and rights-of-way of record or implied.

THIS DESCRIPTION WAS WRITTEN FROM RECORD DATA FOUND ON RECORD OF SURVEY INSTRUMENT NUMBER 2012020109. NO FIELD WORK WAS PERFORMED TO VERIFY MONUMENT OR THEIR POSITIONS.

PROPERTY 3

Consisting of the property described in the attached Quitclaim Deed totaling three (3) Pages

R37900010

A parcel of land located in the North-half of the Northeast Quarter of the Northwest Quarter of Section 19, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being a portion of Parcel 4 and all of Parcel 2, lying on the south side of Goodson Road, as shown on a Record of Survey, filed as Instrument No's 200656696 and 200656701, Records of Canyon County, Idaho, described as follows:

COMMENCING at the North quarter corner of said Section 19, from which the West one-sixteenth corner bears N.89°50'58"W., 1322.49 feet; thence, along the easterly line of the North-half of the Northeast Quarter of the Northwest Quarter of said Section 19,

A) S.00°08'31"W., 50.00 feet to the **POINT OF BEGINNING**; thence, continuing along said easterly line,

1) S.00°08'31"W., 611.49 feet to the southeasterly corner of the North-half of the Northeast Quarter of the Northwest Quarter of said Section 19; thence, along southerly line of the North-half of the Northeast Quarter of the Northwest Quarter of said Section 19,
2) N.89°50'36"W., 1323.90 feet to the southwesterly corner of the North-half of the Northeast Quarter of the Northwest Quarter of said Section 19; thence along the westerly line of the North-half of the Northeast Quarter of the Northwest Quarter of said Section 19,
3) N.00°15'51"E., 611.35 feet; thence, parallel with and 50.00 feet southerly from the northerly line of said Section 19,
4) S.89°50'58"E., 1322.60 feet to the **POINT OF BEGINNING.**

CONTAINING: 18.57 acres, more or less.
SUBJECT TO: All Covenants, Rights, Rights-of-Way, Easements and any Encumbrances.

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intentionally Blank

EXHIBIT B - CONDITIONS

CONDITIONS APPLICABLE to PROPERTY 1

1. The development shall comply with all applicable federal, state and county laws, ordinances, rules and regulations that pertain to the property including but not limited to,
    a. Notus Parma Highway District #2
    b. Department of Environmental Quality (DEQ)
    c. Southwest District Health
    d. Middleton Rural Fire District
    e. Black Canyon Irrigation District
2. The development shall comply with the following conditions related to irrigation water:
    a. An irrigation water delivery system shall be installed to each lot that has allocated Black Canyon Irrigation District water via underground piping to provide adequate water supply.
    b. Any Black Canyon Irrigation District ditch. lateral, or drain in the development shall be piped in accordance with the Black Canyon Irrigation District's requirements at time of submittal of the Irrigation Plan.
    c. Run off from the development shall either be contained on site or a sediment pond or something like a sand, oil or sediment trap, shall be installed before waste water will be allowed to discharge into the Black Canyon Irrigation District system.
    d. Discharge pipes, if installed to address waste water, shall meet Black Canyon Irrigation District specifications.
    e. There shall be no new construction, fences, gates, materials, structures etc. placed within Black Canyon's irrigation District's right of way without their written approval.
    f. Notice shall be posted throughout the development that the Black Canyon Irrigation District's right of way is not to be used for any public access or use.
    g. The pressurized irrigation system utilizing Black Canyon Irrigation District water shall be built to the standards of the irrigation district and shall either be offered to the irrigation district for operation and maintenance, or the developer shall record a Water User's Maintenance Agreement. Said agreement shall be recorded with the Canyon County Recorder's office and a copy shall be provided to the Development Services Department prior to the BOCC's signature on the final plat.
    h. Free and open access shall be maintained throughout the development for the Black Canyon Irrigation District to operate and maintain all of the district's ditches, laterals and drains.
    i. The preliminary and final plats shall be submitted to Black Canyon Irrigation District for written approval in regards to adequate easements being shown on the plats. Preliminary approval of the easements on the Phasing plan shall be submitted to the Development Services Department with the application for preliminary plat. Final approval of the easements for each phase shall be submitted with each phase's application for final plat.
3. The development shall comply with the following conditions related to the public trail systems throughout the development:

a. The owner shall install riding/running trails and pathways through the development that are open and accessible to the public along at least one side of the public streets that run through the project, excluding the bulb of the cul-de-sacs.
b. The trail width shall be 6-8' wide; the material to be used for bedding the trail should be course sand or road mix consistency which would be for the ease of walking and would be conducive for horse and rider use.
c. The riding and running trails shall be maintained by the Home LLC's Association. The maintenance plan for the trails shall be incorporated into the subdivision covenants, conditions and restrictions (CC&R's).
d. Any of the proposed walking and riding paths may be located within the public right of way with the consent of and in compliance with the requirements of the Highway District. LLC shall submit a trail plan with the Master Site Plan and LLC may develop the trails in phases with each phase.

4. The development shall comply with the weed and gopher plan submitted on August 22, 2007.
5. The development shall comply with the following conditions related to platting of the development:
    a. The "Right to Farm" statement shall be affixed to the plat relating to such development, as per Idaho Code 22-4501 through 22-4504 et. al.
    b. Property 1 shall be permitted a maximum of 178 residential parcels with a minimum average lot size of 1.25 acres. Other than the maximum residential lot count and minimum average lot size as noted above, the Subject Property shall be developed in accordance with the terms of this Development Agreement and the applicable Canyon County Code provisions for Rural Residential zoned land.
    c. The Subject Property may be developed in phases. Platting of the various phases of the Subject Property or any portion thereof shall be in accordance with Article 17, as amended, of the Canyon County Code.
    d. As phases are developed within the subdivision, they shall be developed in accordance with the current adopted zoning and subdivision ordinances at the time of submittal of any new application; however, the specific terms and provisions of this Agreement will control over conflicting terms or provisions contained in future zoning or subdivision ordinances.
    e. Approval of an operable fire suppression system or measures meeting the fire district standards shall be submitted to Development Services Department by the developer prior to the Board of County Commissioners signature of the final plat in the first phase. If the initial approval or measures submitted do not cover the entire development, the applicable approval or measures shall be submitted with each phase.
6. The developer shall comply with the following conditions related to access and roads for the development:
    a. Crossing agreements from the Bureau of Reclamation shall be submitted to Development Services Department prior to construction of any road crossing a District facility.
    b. All internal roads shall be paved and built to Highway District Standards, and dedicated to the public.
    c. LLC shall meet the requirements of the Notus Parma Highway District concerning the developer's reasonable and proportional share of the costs

related to the impact of this development. Proof that this condition has been met shall be submitted to the Development Services Department with each phase's application for final plat.

7. The developer shall submit a Master Site Plan for review and approval of the County with the submission of the first preliminary plat after an initial preliminary and final plat which plats Property 1 and Property 2 for separation purposes.

CONDITIONS APPLICABLE TO PROPERTY TWO

1. The development of any additional lots shall comply with all applicable federal, state and county laws, ordinances, rules and regulations that pertain to the property including but not limited to,
    a. Notus Parma Highway District #2
    b. Department of Environmental Quality (DEQ)
    c. Southwest District Health
    d. Middleton Rural Fire District
    e. Black Canyon Irrigation District

2. The development of any additional lots shall comply with the following conditions related to irrigation water:
    a. Delivery of irrigation water shall meet the requirements of Idaho Code Section 31-3805, as amended, if applicable.
    b. If required by the Black Canyon Irrigation District, any district ditch. lateral, or drain within a newly created lot in the development shall be piped in accordance with Black Canyon Irrigation District's requirements at time of submittal of the Irrigation Plan.
    c. Run off from a lot shall be contained on site.
    d. There shall be no new construction, fences, gates, materials, structures etc. placed within Black Canyon's irrigation District's right of way without their written approval.
    e. Notice shall be posted on district rights of way adjacent to a newly created lot that the Black Canyon Irrigation District's right of way is not to be used for any public access or use.
    f. Free and open access shall be maintained as applicable on any newly created lot for the Black Canyon Irrigation District to operate and maintain all of the district's ditches, laterals and drains.
    g. If applicable, preliminary and final plats shall be submitted to Black Canyon Irrigation District for written approval in regards to adequate easements being shown on the plats. Final approval of the easements shall be submitted with an application for final plat.

3. Creation of additional lots shall comply with the following conditions related to platting:
    a. The "Right to Farm" statement shall be affixed to the plat, if applicable, relating to such development, as per Idaho Code 22-4501 through 22-4504 et. al.
    b. The Property 2 shall limited to up to two additional residential parcels or lots for a total of three residential parcels or lots including the existing home.
    c. If applicable, platting of the parcels shall be in accordance with Article 17, as amended, of the Canyon County Code.
    d. The property shall be developed in accordance with the current adopted zoning and subdivision ordinances at the time of submittal of any new application; however, the specific terms and provisions of this Agreement will control over conflicting terms or provisions contained in future zoning or subdivision ordinances.
    e. If required by the district, approval of an operable fire suppression system or measures meeting the fire district standards shall be submitted to Development

Services Department prior to the Board of County Commissioners signature on a final plat.

4. The owner shall comply with the following conditions related to access and roads for the development:
    a. Crossing agreements from the Bureau of Reclamation shall be submitted to Development Services Department prior to construction of any road crossing a District facility.
    b. Driveways and roads shall comply with the applicable provisions of the Canyon County code.
5. The owner shall comply with applicable highway district requirements.

CONDITIONS APPLICABLE TO PROPERTY THREE

1. The development of any additional lots shall comply with all applicable federal, state and county laws, ordinances, rules and regulations that pertain to the property including but not limited to,
    a. Notus Parma Highway District #2
    b. Department of Environmental Quality (DEQ)
    c. Southwest District Health
    d. Middleton Rural Fire District
    e. Black Canyon Irrigation District

2. The development of any lots shall comply with the following conditions related to irrigation water:
    a. Delivery of irrigation water shall meet the requirements of Idaho Code Section 31-3805, as amended, if applicable.
    b. If required by the Black Canyon Irrigation District, any district ditch. lateral, or drain within a newly created lot in the development shall be piped in accordance with Black Canyon Irrigation District's requirements at time of submittal of the Irrigation Plan.
    c. Run off from a lot shall be contained on site.
    d. There shall be no new construction, fences, gates, materials, structures etc. placed within Black Canyon's irrigation District's right of way without their written approval.
    e. Notice shall be posted on district rights of way adjacent to a newly created lot that the Black Canyon Irrigation District's right of way is not to be used for any public access or use.
    f. Free and open access shall be maintained as applicable on any newly created lot for the Black Canyon Irrigation District to operate and maintain all of the district's ditches, laterals and drains.
    g. If applicable, preliminary and final plats shall be submitted to Black Canyon Irrigation District for written approval in regards to adequate easements being shown on the plats. Final approval of the easements shall be submitted with an application for final plat.

3. Creation of additional lots shall comply with the following conditions related to platting if applicable:
    a. The "Right to Farm" statement shall be affixed to the plat, if applicable, relating to such development, as per Idaho Code 22-4501 through 22-4504 et. al.
    c. If applicable, platting of the parcels shall be in accordance with Article 17, as amended, of the Canyon County Code.
    d. The property shall be developed in accordance with the current adopted zoning and subdivision ordinances at the time of submittal of any new application; however, the specific terms and provisions of this Agreement will control over conflicting terms or provisions contained in future zoning or subdivision ordinances.
    e. If required by the district, approval of an operable fire suppression system or measures meeting the fire district standards shall be submitted to Development Services Department prior to the Board of County Commissioners signature on a final plat.

4. The owner shall comply with the following conditions related to access and roads for the development:

   a. Crossing agreements from the Bureau of Reclamation shall be submitted to Development Services Department prior to construction of any road crossing a District facility.

   b. Driveways and roads shall comply with the applicable provisions of the Canyon County code.

5. The owner shall comply with applicable highway District requirements.

6. Property 3 is limited to a maximum of four (4) residential lots or parcels. However, Olsen owns two parcels south of Goodson Road currently under Canyon County Assessor's account number R3790001000. The approximately 16.26-acre parcel is subject to this Agreement, zoned CRR and has the limitation of four (4) residential parcels available to it under this Agreement. The approximately 2.23-acre parcel in the southwest corner of the Olsen property is zoned RR, is not subject to this Agreement and has one residential parcel available to it. Olsen will have flexibility to develop a total of five lots between the two parcels and may adjust lot lines between the parcels in creating the parcels in accordance with this Agreement and applicable county ordinances in place at the time such parcels are to be created.

HORROCKS
ENGINEERS

STADIUM SUBDIVISION NO. 2 PHASE 2

DRAINAGE REPORT

Project Number: ID-2854-2012

Prepared For: J.A.P.S. of Idaho LLC
10167 Willis Road
Middleton, ID 83644

Prepared By: Horrocks Engineers
2775 W. Navigator Dr., Suite 210
Meridian, ID 83642

Date: March 29, 2024

Table of Contents

INTRODUCTION

This report addresses the hydrologic analysis of the stormwater runoff generated by the proposed on-site improvements within Phase 2 of the proposed Stadium Subdivision No. 2 development, located in Canyon County, Idaho. The analysis includes the design of the required retention/infiltration facilities in compliance with the engineering standards set forth by the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts (CHD4).

EXISTING CONDITIONS HYDROLOGIC ANAYSIS

The development is located within Section 18, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. The site is located north of Goodson Road, east of Hop Road, south of Sand Hollow Road, and west of the Wagner Rd alignment as shown in **Figure 1**.

Figure 1 – Site Location Map

Existing Site Conditions

The existing site consists of undeveloped hillside slopes with various irrigation ditches that are operated by Black Canyon Irrigation. Slopes greater than 15% exist on the site and are considered hillside by Canyon County. These sloped areas will be preserved.

Seasonal high groundwater elevations are assumed to be greater than 20 feet bgs according to the site geotechnical report. Groundwater depths and infiltration rates should be confirmed during construction. See Appendix B for geotechnical evaluation.

The site is expected to be impacted by offsite runoff near Goodson Road. The impact is anticipated to be minimal.

POST-DEVELOPMENT STORM DRAINAGE ANALYSIS

Phase 2 of the subdivision consists of forty-four (44) single family residential subdivision lots. The runoff from streets is generally routed by roadside swale to inlets at the low point for each street. Runoff is then conveyed via pipe to retention facilities. Per the CHD4 design standards, the infiltration facilities are designed to infiltrate the 100-year storm event.

All residential lots will be required to retain runoff from each individual lot.

Runoff Volume

The following equation is the Rational Method which is used in determining the peak runoff rate for each onsite basin.

Q = C I A
Q = peak flow rate (cfs)
C = Non-dimensional runoff coefficient

- Pavement, concrete or roof areas, C = is 0.95
- Gravel areas, C Value = 0.35
- Soil, C Value = 0.20

I = Average rainfall intensity (in/hr)
A = Contributing area (ac)

Drainage Basins

A storm duration of 1-hour and a return period of 100 years was used for primary conveyance systems.

Table 1 - Drainage Basins

DRAINAGE BASINS				
Drainage Basin	**Size (acres)**	**1-hr 100-year Flow Rate (cfs)**	**Retention Facility**	**Pretreatment**
1	2.24	0.79	Seepage Bed	S&G Trap
2	2.47	0.83	Pond	S&G Trap
3	3.49	1.24	Pond	S&G Trap
4	5.81	1.89	Pond	S&G Trap
5	2.34	0.75	Pond	S&G Trap
6	0.62	0.40	Pond	S&G Trap
7	3.65	1.20	Pond	S&G Trap
8	0.84	0.50	Pond	S&G Trap

Table 1 shows the drainage basin sizes, retention facility type and the pretreatment for each area.

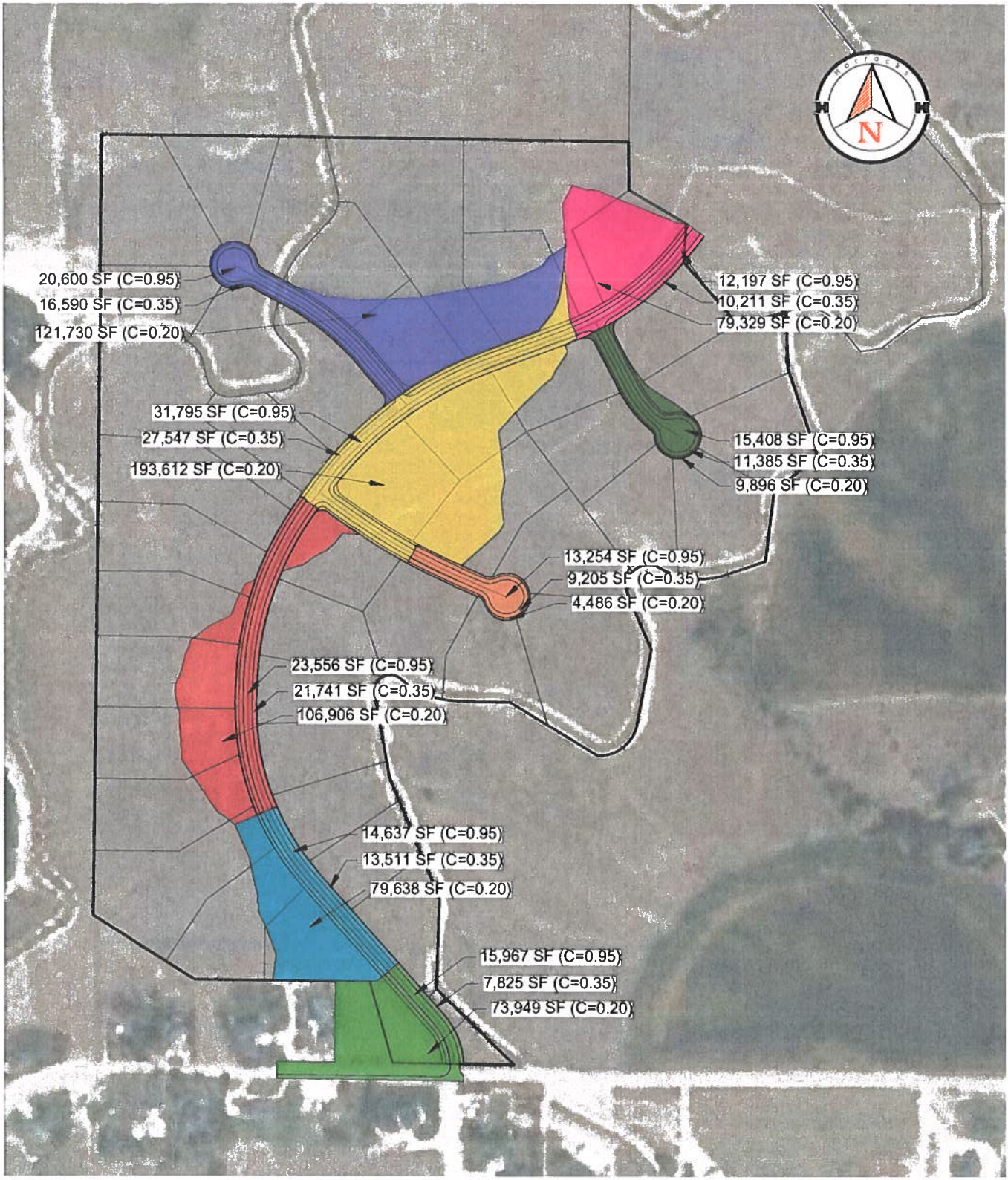
System Maintenance

The retention facilities are located where they are easily accessible to maintenance crews for monitoring and for maintenance and cleaning. The retention facilities have been sized for 15% sedimentation over the life of the facility. Proper maintenance should include removal of sediment as it accumulates at the bottom of the ponds and sand & grease traps to prevent impacts to the infiltration rates.

SUMMARY

In conclusion, the stormwater facilities proposed for Stadium Subdivision No. 2 are designed to meet the requirements set forth in Highway Standards & Development Procedures for the Association of Canyon County Highway Districts.

Appendix A: Stormwater Basin Map



H:\2020\ID-2854-2012 Stadium - 130 Lot Subdivision\Project Data\03 Engineering\3.01 Drainage\Reports\Phase 2\CAD\ID-2854-2012_DRAINAGE AREA MAP_PH2.dwg, Matt Graham, 3/14/2024 5:13 PM

HORROCKS ENGINEERS
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Meridian, ID 83642
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DRAINAGE AREA MAP

STADIUM SUBDIVISION NO. 2 - PHASE 2

DRAWING INFO	
DATE	03/14/24
SCALE	1"=400'
PROJ. NO.	ID-2854-2012

EXHIBIT 1

Appendix B: Calculations

Project Name: Stadium Subdivision No. 2 - Phase 2
Project Number: ID-2854-2012
Location: Canyon County, ID
Calculations By: Mathew Graham
Date: 3/21/2024
Method: Rational
C Source: ACCHD

HORROCKS ENGINEERS

		Watershed Areas					
		Basin 1		Basin 2		Basin 3	
Land Type	Runoff Coefficient C	Area (ft^2)	Weighted (C x Area)	Area (ft^2)	Weighted (C x Area)	Area (ft^2)	Weighted (C x Area)
Asphalt and Concrete	0.95	15967	15169	14637	13905	23556	22378
Brick	0.85						
Roofs	0.95						
Lawns, Sandy Soil, Flat (<2%)	0.10						
Lawns, Sandy Soil, (2% to 7%)	0.15						
Lawns, Sandy Soil, Steep (>7%)	0.20	73949	14790	79638	15928	106906	21381
Lawns, Heavy Soil, (<2%)	0.17						
Lawns, Heavy Soil, (2% to 7%)	0.22						
Lawns, Heavy Soil, (>7%)	0.35	7825	2739	13511	4729	21741	7609
	Area (ft^2) =		97741		107786		152203
	Area Acres =		2.24		2.47		3.49
	Weighted =		32697		34561.6		51368.75
	C =		0.33		0.32		0.34

Project Name: Stadium Subdivision No. 2 - Phase 2
Project Number: ID-2854-2012
Location: Canyon County, ID
Calculations By: Mathew Graham
Date: 3/21/2024
Method: Rational
C Source: ACCHD

HORROCKS ENGINEERS

Land Type	Runoff Coefficient C	Watershed Areas					
		Basin 4		Basin 5		Basin 6	
		Area (ft^2)	Weighted (C x Area)	Area (ft^2)	Weighted (C x Area)	Area (ft^2)	Weighted (C x Area)
Asphalt and Concrete	0.95	31795	30205	12197	11587	13254	12591
Brick	0.85						
Roofs	0.95						
Lawns, Sandy Soil, Flat (<2%)	0.10						
Lawns, Sandy Soil, (2% to 7%)	0.15						
Lawns, Sandy Soil, Steep (>7%)	0.20	193612	38722	79329	15866	4486	897
Lawns, Heavy Soil, (<2%)	0.17						
Lawns, Heavy Soil, (2% to 7%)	0.22						
Lawns, Heavy Soil, (>7%)	0.35	27547	9641	10211	3574	9205	3222
Area (ft^2) =		252954		101737		26945	
Area Acres =		5.81		2.34		0.62	
Weighted =		78569.1		31026.8		16710.25	
C =		0.31		0.30		0.62	

Project Name: Stadium Subdivision No. 2 - Phase 2
Project Number: ID-2854-2012
Location: Canyon County, ID
Calculations By: Mathew Graham
Date: 3/21/2024
Method: Rational
C Source: ACCHD

HORROCKS ENGINEERS

		Watershed Areas					
		Basin 7		Basin 8			
Land Type	Runoff Coefficient C	Area (ft^2)	Weighted (C x Area)	Area (ft^2)	Weighted (C x Area)	Area (ft^2)	Weighted (C x Area)
Asphalt and Concrete	0.95	20600	19570	15408	14638		
Brick	0.85						
Roofs	0.95						
Lawns, Sandy Soil, Flat (<2%)	0.10						
Lawns, Sandy Soil, (2% to 7%)	0.15						
Lawns, Sandy Soil, Steep (>7%)	0.20	121730	24346	9896	1979		
Lawns, Heavy Soil, (<2%)	0.17						
Lawns, Heavy Soil, (2% to 7%)	0.22						
Lawns, Heavy Soil, (>7%)	0.35	16590	5807	11385	3985		
	Area (ft^2) =		158920		36689		
	Area Acres =		3.65		0.84		
	Weighted =		49722.5		20601.55		
	C =		0.31		0.56		

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
Project Number:	**ID-2854-2012**
Location:	**Canyon County, ID**
Calculations By:	**Mathew Graham**
Date:	**3/21/2024**
Zone:	**ACCHD**

HORROCKS ENGINEERS

Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Seepage Bed: 1

Watershed Area:	2.24	acres	Percolation Rate:	1.08	in/hr
Runoff Coeff:	0.33		Sediment Storage:	15	%
Rock Height:	6.00	ft	Percolation Area:	1620	sf
Width:	18.0	ft	Storage Volume:	3888	cf
Length:	90.0	ft	Percolation Flow Rate:	0.04	cfs
Void Ratio	0.40		Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Sediment Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	2.36	2.32	1394	209	-2284	9.6
15	2.50	1.88	1.84	1652	248	-1988	11.3
30	1.65	1.24	1.20	2156	323	-1408	14.8
60	1.05	0.79	0.75	2692	404	-793	18.5
120	0.62	0.47	0.42	3059	459	-370	21.0
180	0.45	0.34	0.30	3211	482	-196	22.0
360	0.26	0.20	0.15	3341	501	-46	22.9
720	0.15	0.11	0.07	3114	467	-306	21.4
1440	0.09	0.07	0.03	2338	351	-1200	16.0

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
Project Number:	**ID-2854-2012**
Location:	**Canyon County, ID**
Calculations By:	**Mathew Graham**
Date:	**3/21/2024**
Zone:	**ACCHD**

HORROCKS ENGINEERS

Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Retention Pond: **2**

Watershed Area:	2.47	acres	Percolation Area:	449.4	sf
Runoff Coeff:	0.32		Available Storage Vol:	4097	cf
Percolation Rate:	4.00	in/hr	Percolation Flow Rate:	0.04	cfs
Pond Slope:	4	:1	Depth of Water:	3.30	ft
Free Board:	1.0	ft	Water Length (Top):	47.6	ft
Pond Depth:	4.30	ft	Water Width (Top):	47.6	ft
Pond Length (Bottom):	21.2	ft	Pond Length (Top):	55.6	ft
Pond Width (Bottom):	21.2	ft	Pond Width (Top):	55.6	ft
Additional Storage:	15	%	Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Additional Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	2.50	2.46	1475	221	-2401	9.8
15	2.50	1.98	1.94	1748	262	-2087	11.7
30	1.65	1.31	1.27	2282	342	-1473	15.2
60	1.05	0.83	0.79	2849	427	-820	19.0
120	0.62	0.49	0.45	3242	486	-368	21.6
180	0.45	0.36	0.32	3407	511	-179	22.7
360	0.26	0.21	0.16	3557	534	-6	23.7
720	0.15	0.12	0.08	3344	502	-252	22.3
1440	0.09	0.07	0.03	2574	386	-1136	17.2

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
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Calculations By:	**Mathew Graham**
Date:	**3/21/2024**
Zone:	**ACCHD**

HORROCKS ENGINEERS

Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Retention Pond: 3

Watershed Area:	3.49	acres	Percolation Area:	676.0	sf
Runoff Coeff:	0.34		Available Storage Vol:	6125	cf
Percolation Rate:	4.00	in/hr	Percolation Flow Rate:	0.06	cfs
Pond Slope:	4	:1	Depth of Water:	3.60	ft
Free Board:	1.0	ft	Water Length (Top):	54.8	ft
Pond Depth:	4.60	ft	Water Width (Top):	54.8	ft
Pond Length (Bottom):	26.0	ft	Pond Length (Top):	62.8	ft
Pond Width (Bottom):	26.0	ft	Pond Width (Top):	62.8	ft
Additional Storage:	15	%	Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Additional Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	3.71	3.65	2191	329	-3605	9.7
15	2.50	2.95	2.89	2597	390	-3138	11.5
30	1.65	1.95	1.88	3390	508	-2226	15.0
60	1.05	1.24	1.18	4232	635	-1257	18.8
120	0.62	0.73	0.67	4814	722	-589	21.4
180	0.45	0.53	0.47	5055	758	-311	22.4
360	0.26	0.31	0.24	5271	791	-63	23.4
720	0.15	0.18	0.11	4938	741	-446	21.9
1440	0.09	0.11	0.04	3762	564	-1798	16.7

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
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Location:	**Canyon County, ID**
Calculations By:	**Mathew Graham**
Date:	**3/21/2024**
Zone:	**ACCHD**

HORROCKS ENGINEERS

Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Retention Pond: 4

Watershed Area:	5.81	acres	Percolation Area:	1024.0	sf
Runoff Coeff:	0.31		Available Storage Vol:	9557	cf
Percolation Rate:	4.00	in/hr	Percolation Flow Rate:	0.09	cfs
Pond Slope:	4	:1	Depth of Water:	4.00	ft
Free Board:	1.0	ft	Water Length (Top):	64.0	ft
Pond Depth:	5.00	ft	Water Width (Top):	64.0	ft
Pond Length (Bottom):	32.0	ft	Pond Length (Top):	72.0	ft
Pond Width (Bottom):	32.0	ft	Pond Width (Top):	72.0	ft
Additional Storage:	15	%	Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Additional Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	5.68	5.59	3352	503	-5702	9.8
15	2.50	4.51	4.41	3973	596	-4988	11.6
30	1.65	2.98	2.88	5186	778	-3593	15.2
60	1.05	1.89	1.80	6477	971	-2109	19.0
120	0.62	1.12	1.02	7369	1105	-1083	21.6
180	0.45	0.81	0.72	7742	1161	-654	22.7
360	0.26	0.47	0.37	8082	1212	-264	23.7
720	0.15	0.27	0.18	7592	1139	-827	22.2
1440	0.09	0.16	0.07	5834	875	-2849	17.1

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
Project Number:	**ID-2854-2012**
Location:	**Canyon County, ID**
Calculations By:	**Mathew Graham**
Date:	**3/21/2024**
Zone:	**ACCHD**

HORROCKS ENGINEERS

Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Retention Pond: 5

Watershed Area:	2.34	acres	Percolation Area:	404.0	sf
Runoff Coeff:	0.30		Available Storage Vol:	3851	cf
Percolation Rate:	4.00	in/hr	Percolation Flow Rate:	0.04	cfs
Pond Slope:	4	:1	Depth of Water:	3.30	ft
Free Board:	1.0	ft	Water Length (Top):	46.5	ft
Pond Depth:	4.30	ft	Water Width (Top):	46.5	ft
Pond Length (Bottom):	20.1	ft	Pond Length (Top):	54.5	ft
Pond Width (Bottom):	20.1	ft	Pond Width (Top):	54.5	ft
Additional Storage:	15	%	Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Additional Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	2.24	2.21	1324	199	-2329	9.8
15	2.50	1.78	1.74	1569	235	-2047	11.7
30	1.65	1.18	1.14	2048	307	-1496	15.2
60	1.05	0.75	0.71	2558	384	-910	19.0
120	0.62	0.44	0.40	2910	437	-504	21.6
180	0.45	0.32	0.28	3058	459	-335	22.7
360	0.26	0.19	0.15	3192	479	-180	23.7
720	0.15	0.11	0.07	3000	450	-402	22.3
1440	0.09	0.06	0.03	2307	346	-1198	17.1

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
Project Number:	**ID-2854-2012**
Location:	**Canyon County, ID**
Calculations By:	**Mathew Graham**
Date:	**3/21/2024**
Zone:	**ACCHD**

HORROCKS ENGINEERS

Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Retention Pond: 6

Watershed Area:	0.62	acres	Percolation Area:	108.2	sf
Runoff Coeff:	0.62		Available Storage Vol:	2030	cf
Percolation Rate:	8.00	in/hr	Percolation Flow Rate:	0.02	cfs
Pond Slope:	4	:1	Depth of Water:	3.30	ft
Free Board:	1.0	ft	Water Length (Top):	36.8	ft
Pond Depth:	4.30	ft	Water Width (Top):	36.8	ft
Pond Length (Bottom):	10.4	ft	Pond Length (Top):	44.8	ft
Pond Width (Bottom):	10.4	ft	Pond Width (Top):	44.8	ft
Additional Storage:	15	%	Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Additional Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	1.21	1.19	713	107	-1210	9.9
15	2.50	0.96	0.94	845	127	-1058	11.7
30	1.65	0.63	0.61	1103	165	-761	15.3
60	1.05	0.40	0.38	1378	207	-445	19.1
120	0.62	0.24	0.22	1568	235	-226	21.7
180	0.45	0.17	0.15	1648	247	-134	22.9
360	0.26	0.10	0.08	1722	258	-50	23.9
720	0.15	0.06	0.04	1621	243	-166	22.5
1440	0.09	0.03	0.01	1252	188	-589	17.4

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
Project Number:	**ID-2854-2012**
Location:	**Canyon County, ID**
Calculations By:	**Mathew Graham**
Date:	**3/21/2024**
Zone:	**ACCHD**

HORROCKS ENGINEERS

Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Retention Pond: 7

Watershed Area:	3.65	acres	Percolation Area:	324.0	sf
Runoff Coeff:	0.31		Available Storage Vol:	6031	cf
Percolation Rate:	8.00	in/hr	Percolation Flow Rate:	0.06	cfs
Pond Slope:	4	:1	Depth of Water:	4.40	ft
Free Board:	1.0	ft	Water Length (Top):	53.2	ft
Pond Depth:	5.40	ft	Water Width (Top):	53.2	ft
Pond Length (Bottom):	18.0	ft	Pond Length (Top):	61.2	ft
Pond Width (Bottom):	18.0	ft	Pond Width (Top):	61.2	ft
Additional Storage:	15	%	Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Additional Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	3.60	3.54	2121	318	-3591	9.8
15	2.50	2.85	2.79	2514	377	-3139	11.6
30	1.65	1.88	1.82	3282	492	-2256	15.2
60	1.05	1.20	1.14	4099	615	-1317	19.0
120	0.62	0.71	0.65	4664	700	-668	21.6
180	0.45	0.51	0.45	4900	735	-396	22.7
360	0.26	0.30	0.24	5115	767	-149	23.7
720	0.15	0.17	0.11	4805	721	-505	22.2
1440	0.09	0.10	0.04	3692	554	-1785	17.1

Project Name:	**Stadium Subdivision No. 2 - Phase 2**
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Date:	**3/21/2024**
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HORROCKS ENGINEERS

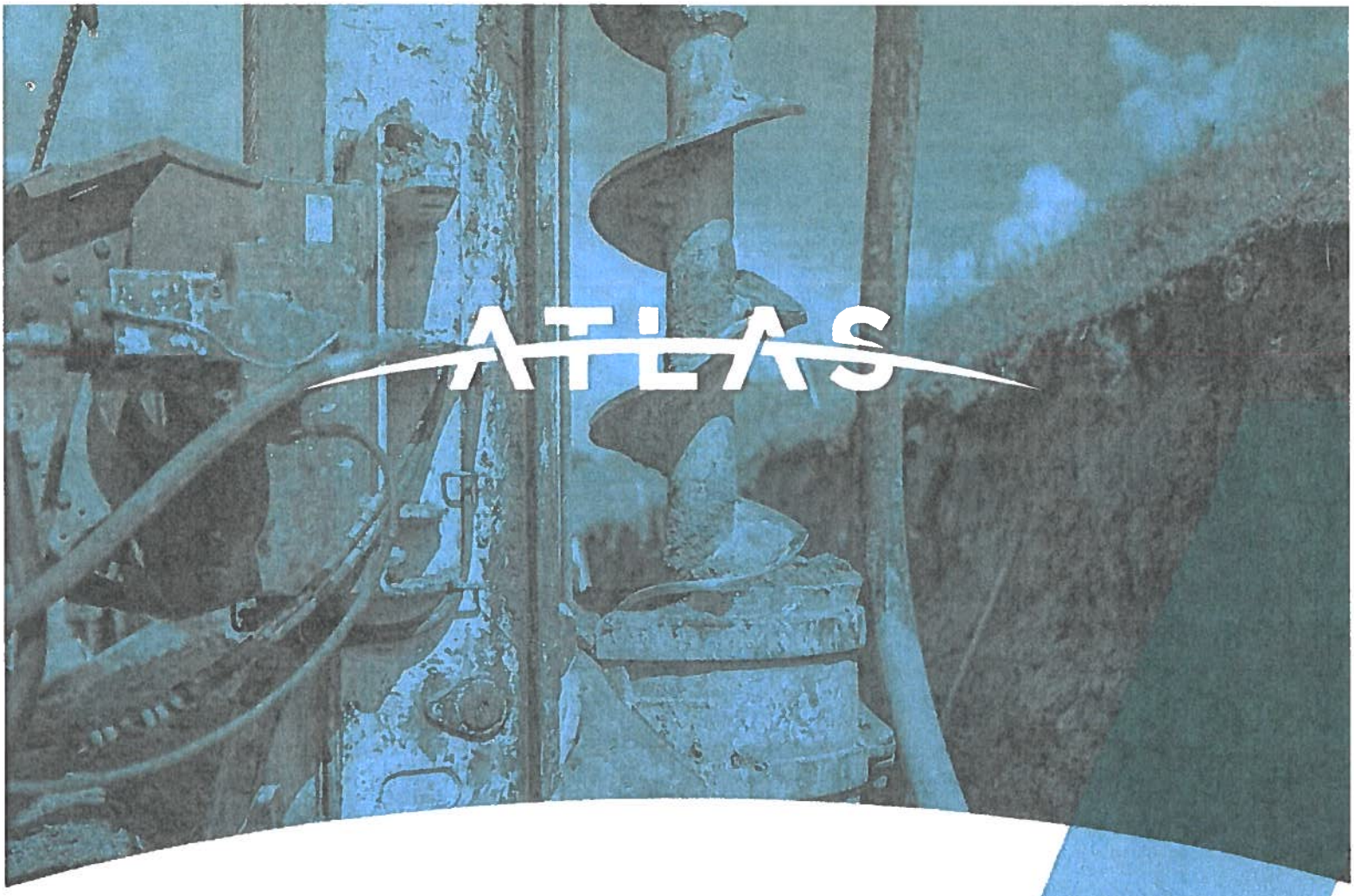
Duration (minutes)	Storm Frequency (in/hr)					
	2 - year	5 - year	10 - year	25 - year	50 - year	100 - year
10	1.00	1.48	1.85	2.25	2.65	3.15
15	0.82	1.25	1.50	1.80	2.15	2.50
30	0.59	0.83	1.00	1.25	1.45	1.65
60	0.40	0.55	0.65	0.75	0.88	1.05
120	0.26	0.35	0.42	0.47	0.54	0.62
180	0.20	0.27	0.32	0.35	0.40	0.45
360	0.13	0.16	0.19	0.21	0.23	0.26
720	0.07	0.09	0.11	0.12	0.13	0.15
1440	0.04	0.05	0.06	0.07	0.08	0.09

Retention Pond: **8**

Watershed Area:	0.84	acres	Percolation Area:	265.7	sf
Runoff Coeff:	0.56		Available Storage Vol:	2547	cf
Percolation Rate:	4.00	in/hr	Percolation Flow Rate:	0.02	cfs
Pond Slope:	4	:1	Depth of Water:	3.00	ft
Free Board:	1.0	ft	Water Length (Top):	40.3	ft
Pond Depth:	4.00	ft	Water Width (Top):	40.3	ft
Pond Length (Bottom):	16.3	ft	Pond Length (Top):	48.3	ft
Pond Width (Bottom):	16.3	ft	Pond Width (Top):	48.3	ft
Additional Storage:	15	%	Maximum Time to Drain	24	hr

Duration (minutes)	Storm Intensity (in/hr)	Flow Rate Q=CiA	Net Flow	Runoff Volume	Additional Storage (15%)	Storage Needed	Time to Drain
	100 - year	(cfs)	(cfs)	(cf)	(cf)	(cf)	(hr)
10	3.15	1.49	1.47	879	132	-1536	9.9
15	2.50	1.18	1.16	1042	156	-1348	11.8
30	1.65	0.78	0.76	1360	204	-982	15.4
60	1.05	0.50	0.47	1699	255	-593	19.2
120	0.62	0.29	0.27	1934	290	-322	21.8
180	0.45	0.21	0.19	2033	305	-209	23.0
360	0.26	0.12	0.10	2125	319	-103	24.0
720	0.15	0.07	0.05	2002	300	-244	22.6
1440	0.09	0.04	0.02	1552	233	-762	17.5

Appendix C: Geotechnical Report



GEOTECHNICAL INVESTIGATION

STADIUM SUBDIVISION PHASE 2

Goodson Road

Caldwell, ID

PREPARED FOR:

Jay Gibbons
10167 Willis Road
Middleton, ID 83644

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

March 27, 2024
B240211g

ATLAS

2791 South Victory View Way
Boise, ID 83709
(208) 376-4748 | oneatlas.com

March 27, 2024

Atlas No. B240211g

Jay Gibbons
10167 Willis Road
Middleton, ID 83644

Subject: Geotechnical Investigation
Stadium Subdivision Phase 2
Goodson Road
Caldwell, ID

Dear Jay Gibbons:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on February 28, 29, and March 1, 2024. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Gavin Marron, EI
Staff Engineer

Clinton Wyllie, PG
Staff Geologist

Jacob Schlador, PE
Geotechnical Practice Manager - Northwest

PROFESSIONAL ENGINEER
LICENSED
18300
3-27-2024
STATE OF IDAHO
JACOB SCHLADOR

Distribution: Matt Graham, Horrocks Engineers (PDF Copy)

ATLAS

CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2018 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is in the City of Caldwell, Canyon County, ID, and occupies a portion of the SW¼ of Section 18, Township 5 North, Range 3 West, Boise Meridian. The site to be developed is approximately 80 acres. Site maps included in the **Appendix** show the project location. Atlas previously conducted a preliminary geotechnical investigation for the entire subdivision in January 2021.

This project is expected to consist of a 44-lot residential subdivision with associated streets. Individual septic systems will be constructed to service the lots. Retaining walls are not anticipated as part of the project. Drainage is expected to be directed to onsite infiltration facilities. These facilities are expected to consist of a series of stormwater collection ponds throughout the site. Atlas has not been informed of the proposed grading plan.

1.2 Scope of Investigation

Our scope of work was completed in general accordance with our proposal dated and authorized on February 5, 2024. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between and Atlas.

Atlas' scope of services included the following:

- Subsurface exploration via test pits.
- Infiltration testing for stormwater management planning.
- Field and laboratory testing of materials encountered and collected.
- Preparation of this report, which includes project description, site conditions, and our engineering analysis and evaluation for the project.
- The scope of work did not include design recommendations specific to individual residences.

2. SITE DESCRIPTION

2.1 General Site Characteristics

The following details regarding site conditions are based on visual observations and review of available geologic and topographic maps and imagery:

- **Current Site Conditions:** The site is approximately 80 acres. The site is bounded to the east and west by an un-named irrigation canal. The irrigation canal on the west bisects the northwestern portion of the site. Dirt roadways were present along the banks of the canals. The site is surrounded by undeveloped land, agricultural land, and rural residential lots.
- **Vegetation:** Vegetation on the site consists primarily of sagebrush, bunchgrass, and other native weeds and grasses.
- **Topography:** The site consists of gently rolling hills. The site generally sloped upwards toward the central portion of the site. Slopes on the site ranged from 15 feet horizontal to 1 foot vertical (15:1) to (4:1).
- **Drainage:** Stormwater drainage for the site is achieved by both sheet runoff and percolation through surficial soils. Runoff predominates for the steeper slopes while percolation prevails across the gently sloping and near level areas. The site is situated so that it is unlikely that it will receive any drainage from off-site sources.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation revealed low hazard potential resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading.

3.2 Seismic Design Parameter Values

The ASCE 7-16 seismic design parameter values have been provided below.

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Default"
Site Modified Peak Ground Acceleration, PGA_M	0.198
S_s	0.289 (g)
S_1	0.106 (g)
F_a	1.569
F_v	2.388
S_{MS}	0.453
S_{M1}	0.254
S_{DS}	0.302
S_{D1}	0.169

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. A site map with test pit locations was provided to Atlas by Matt Graham of Horrocks Engineers. Actual test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within fifteen feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction.

Samples obtained have been visually classified in the field, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials. Laboratory tests were conducted in accordance with current specifications. The laboratory testing program for this report included:

- Atterberg Limits Testing – ASTM D4318
- Grain Size Analysis – ASTM C117/C136
- Hydrometer – ASTM D422

4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs.

Surficial soils consisted of soft to very stiff fine-grained clays and silts with varying sand content. These soils were underlain by loose to dense/stiff to hard silt-sand mixtures. Weak to strong cementation was encountered with the intermediate and deeper horizons.

During excavation, test pit sidewalls were generally stable. However, moisture contents will affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

Soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no apparent odors or discoloration typically associated with this type of contamination. No groundwater was encountered.

5. SITE HYDROLOGY

5.1 Infiltration Testing

Infiltration testing was conducted using an open test pit method. Test locations were provided to Atlas via a map by Matt Graham with Horrocks Engineers. Test locations were presoaked prior to testing. Pre-soaking increases soil moistures, which allows the tested soils to reach a saturated condition more readily during testing. Saturation of the tested soils is desirable in order to isolate the vertical component of infiltration by inhibiting horizontal seepage during testing.

Testing was conducted on February 29, 2024. Details and results of testing are as follows:

Table 2 – Infiltration Test Results

Test Location	Test Depth (feet bgs)	Soil Type	Stabilized Infiltration Rate (inches/hour)
TP-46	5.2	Sandy Silt	2.16
TP-47	4.9	Silty Sand	5.28
TP-48	6.2	Silty Sand	3.60
TP-49	5.1	Silty Sand	4.56
TP-50	7.8	Sandy Silt	1.44
TP-51	5.9	Poorly Graded Sand with Silt	7.2
TP-52	6.8	Poorly Graded Sand	>18
TP-53	7.0	Poorly Graded Sand	>18

Appropriate factors of safety have been applied to the stabilized infiltration rates achieved during testing to obtain the design infiltration rates listed below.

Table 3 – Design Infiltration Rates

Test Location	Test Depth (feet bgs)	Soil Type	Design Infiltration Rate (inches/hour)
TP-46	5.2	Sandy Silt	1.08
TP-47	4.9	Silty Sand	2.64
TP-48	6.2	Silty Sand	1.8
TP-49	5.1	Silty Sand	2.28
TP-50	7.8	Sandy Silt	0.72
TP-51	5.9	Poorly Graded Sand with Silt	3.6
TP-52	6.8	Poorly Graded Sand	8.0
TP-53	7.0	Poorly Graded Sand	8.0

The reason for the decreased infiltration rate is to account for long term saturation of the soils and the potential for less permeable soils to settle into the bottom of the infiltration facilities. Atlas recommends that all infiltration facilities be constructed in accordance with the local municipality requirements.

Test pits 48, 49, and 50 were relocated due to accessibility restrictions at the requested location. In the vicinity of test pits 48, 49, and 50, it is recommended that infiltration facilities extend into native non-cemented silty sand or poorly graded sand sediments. Actual infiltration rates should be confirmed at the time of construction.

6. SLOPES RECOMMENDATIONS

Native slopes on the site were roughly 15 feet horizontal to 1 foot vertical (15:1) to 4:1. Therefore, slope setback requirements as outlined in the 2018 IBC are not applicable. Our investigation did not reveal any potential visual slope instabilities.

Soils onsite are not sufficiently stable to allow vertical cuts greater than 4 feet to stand for an extended period of time. However, soil types throughout the area are variable, and stability of existing slopes will be dependent upon soil composition. Proposed cut-fill sections constructed from these soils should not be steeper than 2:1. In the location of the stormwater infiltration ponds, cut sections should not be steeper than 3:1. Once the grading plan has been finalized, Atlas must be contacted to review and (if necessary) make additional recommendations. Fill slopes should be placed and compacted in a controlled manner as detailed in the **Fill Placement and Compaction** section of this report. Fills to be constructed on existing slopes steeper than 20 percent (approximately 5:1) should be horizontally benched a minimum of 10 feet into competent native soils.

To ensure slope stability with respect to surficial movement and gullying, cohesive soils should be placed on the face of slopes. This will help limit downslope creep and aid in re-vegetation of slope surfaces. When slopes are steeper than 3:1, soils must be aggressively protected from erosion. More granular soils will require an even greater degree of protection.

7. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

7.1 Foundation Loading Information

Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Total settlement should be limited to approximately 1 inch and differential settlement should be limited to approximately ½ inch, provided the following design and construction recommendations are observed.

7.2 Foundation Design Recommendations

Considering subsurface conditions and the proposed construction, it is recommended that the structure be founded upon conventional spread footings and continuous wall footings. The following recommendations are not specific to the individual structures, but rather should be viewed as guidelines for the subdivision-wide development. If basements are to be constructed, Atlas must be contacted to provide recommendations. Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 4 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native lean clay soils, lean clay with sand soils, sandy silt soils, sandy lean clay soils, silt with sand soils, or compacted granular structural fill. Existing organics must be completely removed from below foundation elements.[1] Excavation depths ranging from roughly 0.2 to 0.8 foot bgs should be anticipated to expose proper bearing soils.[2]	Not Required for Native Soil 95% for Granular Structural Fill	1,500 lbs/ft^2 A ⅓ increase is allowable if the alternative basic load combinations of Section 1605.3.2 of the 2018 IBC are used in design.

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction. [2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native lean clay soils, lean clay with sand soils, sandy silt soils, sandy lean cay soils, silt with sand soils and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressure of 300 pounds per square foot per foot (psf/ft) should be used for lean clay soils, lean clay with sand soils, sandy lean clay soils, and silt with sand soils and 340 psf/ft should be used for sandy silt soils. For granular structural fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Unsuitable soil types encountered at the bottom of footing excavations should be removed and replaced with granular structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with granular structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade. Foundations must be backfilled in accordance with the **Backfill of Walls** section.

7.3 Crawl Space Recommendations

Considering the presence of shallow cemented soils across the site, all residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Atlas recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

7.4 Floor, Patio, and Garage Slab-on-Grade

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with granular structural fill or suitable structural fill. Fill used to increase the elevation of the floor slab should consist of granular structural fill and suitable structural fill meeting the requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. The mat must consist of aggregate base material as specified in the **Structural Fill** section. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

8. PAVEMENT DISCUSSION AND RECOMMENDATIONS

8.1 Pavement Design Parameters

Project specific traffic loading information has not been provided. Based on the character of the proposed construction, Atlas has assumed a traffic loading of 50,000 equivalent single axle loads (ESALs) for residential roadways. Atlas can provide a project specific pavement design upon request. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 4 has been assumed for near-surface clay soils on site.

The recommended pavement sections provided below are based on a 20-year design life. To achieve this design life a routine maintenance program that includes crack sealing on a regular basis and possible seal coating will be required. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

8.2 Flexible Pavement Section

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement section. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications.

Table 5 – AASHTO Flexible Pavement Specifications

Pavement Section Component	Residential Roadway Section
Asphaltic Concrete	3.0 Inches
Aggregate Base	4.0 Inches
Structural Subbase	8.0 Inches
Compacted Subgrade[1]	Not Required

[1]It will be required for Atlas personnel to verify subgrade competency at the time of construction.

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC Section 810. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.
- Aggregate Base: Material complying with ISPWC Standards for Type 1 Crushed Aggregate Materials.
- Structural Subbase: Material complying with ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate Materials. The maximum material diameter cannot exceed $^2/_3$ the component thickness.

8.3 Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to moderate traffic. Subgrade clayey and silty soils near and above optimum moisture contents may pump during compaction. Pumping or soft areas must be removed and replaced with granular structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

9. CONSTRUCTION CONSIDERATIONS

9.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Mature brush and thick grasses with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone or topsoil are removed prior to placement and compaction of fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction.

9.2 Grading

Positive grades must be maintained surrounding structures and pavements, including exterior slabs. The interface of plant bedding materials and underlying soils should be graded to provide drainage away from site elements. Otherwise, bedding materials may direct water to underlying fine-grained soils, which increases the potential for localized heave. Excessive watering of landscaping should be avoided. If structures are to be tightly clustered, limiting space between two adjacent foundation systems, subsurface drains may be required to alleviate water ponding during short, intense storm events.

9.3 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native soils and fill materials at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

9.4 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

9.5 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

9.6 Frozen Subgrade Soils

Prior to placement of fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as fill.

The onsite, shallow clayey and silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of granular structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible granular structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

9.7 Structural Fill

The following table defines the types of fill material that is suitable for use on the project. Refer to the **Fill Placement and Compaction** section for recommended placement locations for each fill type listed below.

Table 6 – Fill Material Criteria

Fill Type	Material	Lift Thickness*
Granular Structural Fill	ISPWC Section 801 for 1-inch, 3-inch, or 6-inch Uncrushed Aggregate and ISPWC Section 802 Aggregate Base	12 inches
Aggregate Base	ISPWC Section 802 for Type 1 Crushed Aggregate Base	12 inches
Structural Subbase	ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate	12 inches
Suitable Structural Fill	Onsite/imported ML, SM, and GM soils that are free of organics and debris	6 inches

***Initial loose thickness, prior to compaction.**
****Onsite CL soils are unsuitable for use as fill material.**

9.8 Fill Placement and Compaction

Requirements for fill material type and compaction effort are dependent on the planned use of the material. The following table specifies material type and compaction requirements based on the placement location of the fill material.

Table 7 – Fill Placement and Compaction Requirements

Fill Location	Material Type	Compaction
Foundations	Granular Structural Fill	95% of ASTM D1557
Interior Slab-on-Grade	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D1557
Top 4 Inches of Interior and Exterior Slab-on-Grade	Aggregate Base Material	95% of ASTM D1557
Below Flexible Pavement Subgrade and Exterior Flatwork Areas	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D698 or 92% of ASTM D1557
Fill Slopes	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D1557
Utility Trench Backfill	Granular Structural Fill or Suitable Structural Fill	Per ISPWC Section 306

***Retaining wall backfill material cannot exceed a maximum particle size of 4-inches.**

Prior to placement of fill materials, surfaces must be prepared as outlined in the **Earthwork** section. Fill material must be placed in horizontal lifts not exceeding 6-inches in thickness for fine-grained soils and 12-inches in thickness for granular structural fill, aggregate base material, and subbase material. All fill material must be moisture-conditioned to achieve optimum moisture content prior to compaction. During placement all fill materials must be monitored and tested to confirm compaction requirements have been achieved, as specified above, prior to placement of subsequent lifts. In addition, compacted surfaces must be in a firm and unyielding condition. Atlas personnel should be onsite to verify suitability of subgrade soil conditions, identify whether further work is necessary, and perform in-place moisture density testing.

Sufficient density tests should be performed to properly monitor compaction. At a minimum, Atlas recommends one test per lift as follows:

- Structures – 1 test every 5,000 square feet
- Pavement and Exterior Flatwork Areas – 1 test every 10,000 square feet
- Foundation and Retaining Wall Backfill – 1 test every 500 square feet
- Utility Trench Backfill – 1 test every 100 linear feet

Silty soils require very high moisture contents for compaction, require a long time to dry out if natural moisture contents are too high, and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, the exposed surface must be protected from degradation resulting from construction traffic or subsequent construction. It is anticipated that fine-grained soils will not be suitable for reuse during the wet season.

If material contains more than 40 percent but less than 50 percent oversize (greater than ¾-inch) particles, compaction of fill must be confirmed per ISPWC Section 202.3.8.C.3. Material should contain sufficient fines to fill void spaces and must not contain more than 50 percent oversize particles.

9.9 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications in the **Fill Placement and Compaction** section, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition. Atlas recommends in these areas that the top 12 inches must consist of a low permeability (clay or silt) soil to limit surface water infiltration.

Proper grading away from structures is critical. The surface must be graded away from the structure. In addition, Atlas recommends that roof drains carry stormwater at least 10 feet away from the structure.

9.10 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

9.11 Groundwater Control

Groundwater was not encountered during the investigation and is anticipated to be below the depth of most construction. Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty and clayey soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

10. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed development, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for fill and that proper placement and compaction techniques are utilized.

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APPENDIX I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Limitations

Test pits 47,48, and 49 were relocated due to accessibility restrictions with the trailer-mounted water tank. Additional test pits for lot 43 and lot 49 were advanced due to unsuitable soils in the original location selected.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Atlas Technical Consultants ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client nor Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

Vicinity Map

Figure 1

MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

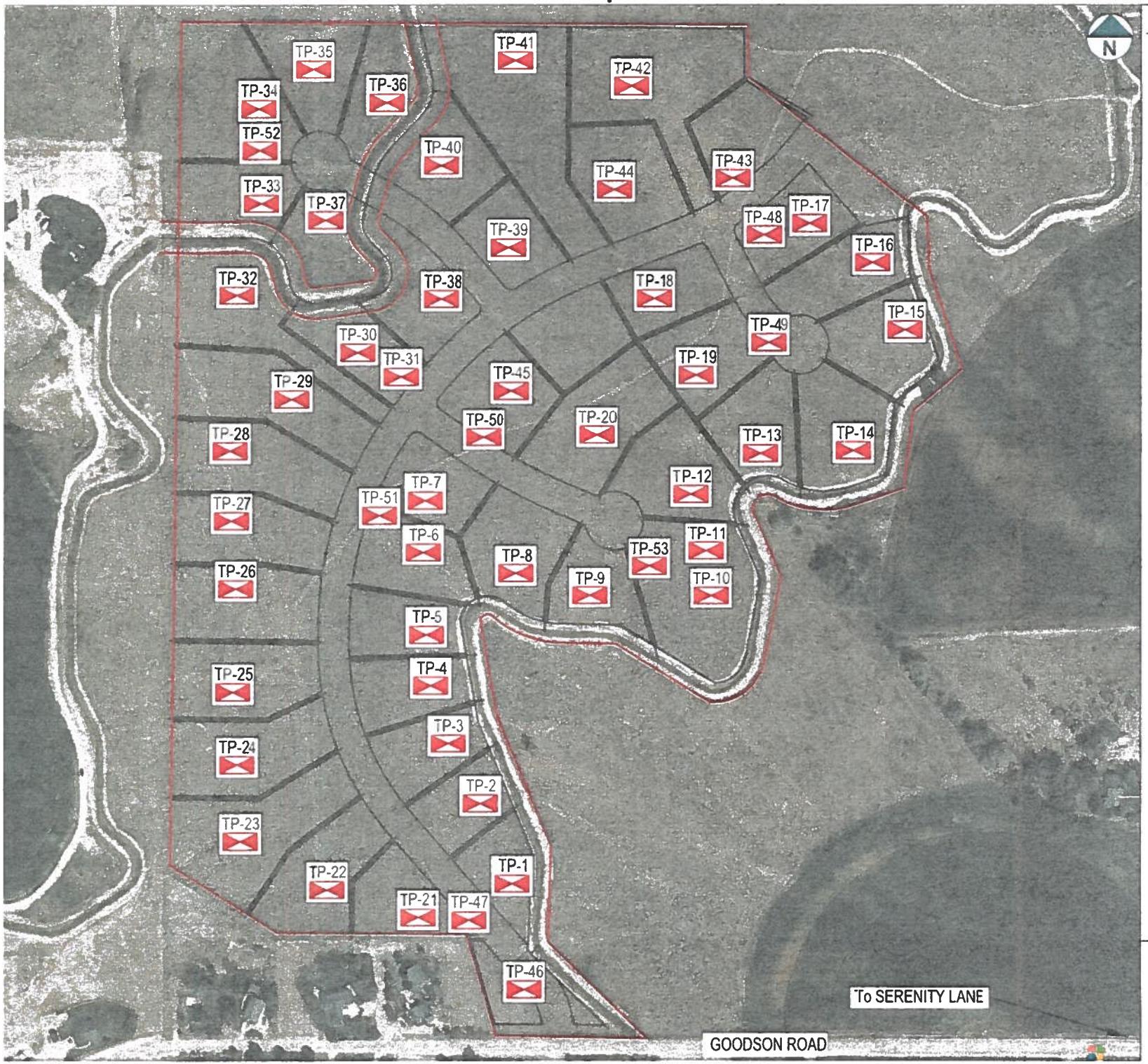
Stadium Subdivision Phase 2
Goodson Road
Caldwell, ID

Modified from DeLorme by: GJM
March 19, 2024
Drawing: B240211g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Stadium Subdivision Phase 2
Goodson Road
Caldwell, ID

Modified by: GJM
March 7, 2024
Drawing: B240211g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
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Web: oneatlas.com

APPENDIX IV GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1 (Lot 52 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.765810
Longitude: -116.749751
Depth to Water Table: Not Encountered
Total Depth: 11.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown. dry to slightly moist, soft to medium stiff, with fine-grained sand. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			0.5-0.75	
1.5-8.0	Sandy Silt (ML): Light brown, dry, stiff to very stiff, with fine-grained sand. --Intermittent weak calcium carbonate cementation encountered throughout.	Silt Loam B-2			2.0-3.0	
8.0-9.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				
9.0-11.0	Sandy Silt (ML): Light brown, dry, stiff to very stiff, with fine-grained sand.	Silt Loam B-2				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-2 (Lot 51 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.766374
Longitude: -116.750118
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.5	Lean Clay (CL): Brown, slightly moist, soft to medium stiff. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			0.5-0.75	
2.5-5.0	Sandy Silt (ML): Brown, moist, very stiff to hard, with fine-grained sand. --Weak to moderate calcium carbonate cementation encountered from 3.2 to 5.0 feet bgs.	Silt Loam B-2 (2.5-3.2 feet) Unsuitable* (3.2-5.0 feet)			3.0-4.5+	
5.0-10.0	Silty Sand (SM): Light brown, dry, medium dense to dense, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered from 7.5 to 10.0 feet bgs.	Sandy Loam B-1 (5.0-7.5 feet) Unsuitable* (7.5-10.0 feet)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3 (Lot 50 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.766751
Longitude: -116.750443
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.3	Lean Clay (CL): Dark brown. slightly moist. soft to medium stiff. --Organic material encountered to 0.2 foot bgs.	Clay Not Suitable			0.25-0.75	
2.3-5.0	Sandy Silt (ML): Brown, moist, very stiff to hard, with fine-grained sand. --Moderate to strong calcium carbonate cementation encountered from 4.0 to 5.0 feet bgs.	Silt Loam B-2 (2.3-4.0 feet) Unsuitable* (4.0-5.0 feet)			3.0-4.5+	
5.0-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, medium dense, with fine to medium-grained sand.	Fine Sand A-2b	GS	6.5-7.0		A

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

Lab Test ID	Sand (%)	Silt (%)	Clay (%)
A	92.3	7.7	0.0

Lab Test ID	Moisture (%)	Sieve Analysis (% Passing)				
		#4	#10	#40	#100	#200
A	2.8	100	99	96	27	7.7

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-4 (Lot 49 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.767172
Longitude: -116.750575
Depth to Water Table: Not Encountered
Total Depth: 10.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-3.2	Lean Clay with Sand (CL): Dark brown, slightly moist, soft to stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			0.25-1.5	
3.2-8.5	Sandy Silt (ML): Brown, moist, very stiff to hard, with fine-grained sand. --Sand content increased with depth.	Silt Loam B-2			3.0-4.5+	
8.5-10.2	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-5 (Lot 48 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.767570
Longitude: -116.750664
Depth to Water Table: Not Encountered
Total Depth: 8.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.8	Lean Clay with Sand (CL): Dark brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			0.75	
2.8-4.3	Sandy Silt (ML): Light brown, moist, very stiff, with fine to medium-grained sand.	Silt Loam B-2			2.5-3.0	
4.3-8.0	Poorly Graded Sand (SP): Light brown, dry, loose to medium dense, with fine to coarse-grained sand. --Refusal at 8.0 feet bgs due to caving sidewalls.	Sand A-1				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-6 (Lot 47 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.768137
Longitude: -116.750714
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Sandy Lean Clay (CL): Dark brown, slightly moist, soft to stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Loam C-2			0.25-1.5	
2.0-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.	Fine Sand A-2b	GS	4.0-4.5		B

Notes: See Site Map for test pit location.

Lab Test ID	Sand (%)	Silt (%)	Clay (%)
B	90.5	6.8	2.7

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
B	7.2	NP	NP	100	98	54	13	9.5

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-7 (Lot 46 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.768473
Longitude: -116.750716
Depth to Water Table: Not Encountered
Total Depth: 11.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-3.2	Lean Clay with Sand (CL): Dark brown to brown, dry to slightly moist, soft to medium stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			0.25-0.75	
3.2-11.0	Sandy Silt (ML): Light brown, dry to slightly moist, very stiff to hard, with fine-grained sand. --Moderate calcium carbonate cementation encountered from 3.5 to 5.0 feet bgs. --Moderate to strong calcium carbonate cementation encountered from 5.0 to 9.5 feet bgs.	Silt Loam B-2 (3.2-3.5 and 9.5-11.0 feet) Unsuitable* (3.5-9.5 feet)			3.0-4.5+	

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-8 (Lot 45 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.767972
Longitude: -116.749817
Depth to Water Table: Not Encountered
Total Depth: 6.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-3.2	Lean Clay with Sand (CL): Dark brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			0.75	
3.2-6.0	Poorly Graded Sand (SP): Light brown, dry, loose to medium dense, with fine to coarse-grained sand. --Refusal at 6.0 feet bgs due to caving sidewalls.	Sand A-1				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-9 (Lot 44 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.767839
Longitude: -116.749137
Depth to Water Table: Not Encountered
Total Depth: 8.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Sandy Silt (ML): Brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Organic material encountered to 0.2 foot bgs.	Silt Loam B-2				
2.0-8.0	Poorly Graded Sand (SP): Brown to light brown, dry, loose, with fine to coarse-grained sand. --Refusal at 8.0 feet bgs due to caving sidewalls.	Sand A-1	GS	6.0-7.0		C*

Notes: See Site Map for test pit location.
***Not a sufficient amount of fines were encountered to run a hydrometer per the standard.**

Lab Test ID	Moisture (%)	Sieve Analysis (% Passing)				
		#4	#10	#40	#100	#200
A	2.8	100	94	34	6	3.9

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-10 (Lot 43 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.767890
Longitude: -116.747847
Depth to Water Table: Not Encountered
Total Depth: 12.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.7	Lean Clay with Sand (CL): Dark brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			0.75	
2.7-12.0	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Moderate to strong calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			3.0-4.5+	

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-11 (Lot 43 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.768161
Longitude: -116.747947
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.2	Lean Clay with Sand (CL): Dark brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			0.75	
2.2-7.5	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered from 3.5 to 5.0 feet bgs.	Silt Loam B-2 (2.2-3.5 and 5.0-7.5 feet) Unsuitable* (3.5-5.0 feet)			3.0-4.5+	
7.5-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-12 (Lot 42 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.768546
Longitude: -116.748136
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.5	Lean Clay with Sand (CL): Brown, dry to slightly moist, stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			1.5	
2.5-5.0	Sandy Silt (ML): Light brown, dry to slightly moist, very stiff to hard, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered from 4.5 to 5.0 feet bgs.	Silt Loam B-2 (2.5-4.5 feet) Unsuitable* (4.5-5.0 feet)			3.5-4.5+	
5.0-10.0	Silty Sand (SM): Brown, dry, medium dense, with fine to coarse-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-13 (Lot 36 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.768860
Longitude: -116.747401
Depth to Water Table: Not Encountered
Total Depth: 10.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			2.0-3.0	
2.0-9.0	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Weak to moderate calcium carbonate cementation encountered from 4.0 to 9.0 feet bgs.	Silt Loam B-2 (2.0-4.0 feet) Unsuitable* (4.0-9.0 feet)			3.5-4.5+	
9.0-10.5	Silty Sand (SM): Brown, dry, medium dense, with fine to medium-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-14 (Lot 35 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.768879
Longitude: -116.746526
Depth to Water Table: Not Encountered
Total Depth: 10.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			2.0-2.5	
2.0-9.5	Sandy Silt (ML): Light brown, dry to slightly moist, very stiff to hard, with fine to medium-grained sand. --Weak to moderate calcium carbonate cementation encountered from 4.0 to 9.5 feet bgs.	Silt Loam B-2 (2.0-4.0 feet) Unsuitable* (4.0-9.5 feet)			3.5-4.5+	
9.5-10.5	Silty Sand (SM): Brown, dry, medium dense, with fine to medium-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-15 (Lot 34 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.769735
Longitude: -116.746056
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			0.75	
1.8-7.5	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered from 1.8 to 4.5 feet bgs. --Strong calcium carbonate cementation encountered from 4.5 to 7.0 feet bgs.	Silt Loam Unsuitable* (1.8-7.0 feet) B-2 (7.0-7.5)			3.5-4.5+	
7.5-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-16 (Lot 33 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.770169
Longitude: -116.746363
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			0.75	
1.0-8.0	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered from 3.5 to 6.0 feet bgs. --Strong calcium carbonate cementation encountered from 6.0 to 8.0 feet bgs.	Silt Loam B-2 (1.0-3.5) Unsuitable* (3.5-8.0 feet)				
8.0-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-17 (Lot 32 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.770512
Longitude: -116.746978
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0.-2.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			0.75	
2.3-4.4	Sandy Silt (ML): Light brown, dry, hard, with fine to medium-grained sand. --Moderate to strong calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			4.5+	
4.4-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-18 (Lot 38 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.769935
Longitude: -116.748469
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			1.0-1.5	
2.4-6.0	Sandy Silt (ML): Light brown, dry, hard, with fine to medium-grained sand. --Moderate to strong calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			4.5+	
6.0-10.3	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-19 (Lot 37 Block 2)
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.769413
Longitude: -116.748035
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay with Sand (CL): Brown, slightly moist. medium stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			0.75	
2.4-8.0	Sandy Silt (ML): Light brown, dry, hard, with fine to medium-grained sand. --Moderate to strong calcium carbonate cementation encountered from 2.4 to 4.4 feet bgs.	Silt Loam Unsuitable* (2.4-4.4 feet) B-2 (4.4-8.0 feet)				
8.0-10.0	Silty Sand (SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-20 (Lot 41 Block 2)
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.769026
Longitude: -116.749015
Depth to Water Table: Not Encountered
Total Depth: 10.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			0.75-1.0	
2.2-6.5	Sandy Silt (ML): Light brown, dry, hard, with fine to medium-grained sand. --Moderate to strong calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			4.5+	
6.5-10.1	Silty Sand (SM): Light brown, dry, medium dense to dense, with fine to coarse-grained sand. --Moderate calcium carbonate cementation encountered from 7.0 to 10.1 feet bgs.	Sandy Loam B-1 (6.5-7.0 feet) Unsuitable* (7.0-10.1)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-21 (Lot 58 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.765546
Longitude: -116.750718
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.5	Lean Clay (CL): Brown, slightly moist, soft to medium stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			0.5	
2.5-7.0	Sandy Silt (ML): Light brown, dry to slightly moist, very stiff to hard, with fine-grained sand. --Weak calcium carbonate cementation encountered from 6.0 to 7.0 feet bgs.	Loam B-2 (2.5-6.0) Unsuitable* (6.0-7.0 feet)			3.5-4.5+	
7.0-10.0	Silty Sand (SM): Light brown, dry to slightly moist, loose to medium dense, with fine to medium-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-22 (Lot 57 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.765717
Longitude: -116.751582
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay (CL): Brown, slightly moist, stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			1.5	
2.4-3.5	Silty Sand (SM): Light brown, slightly moist, medium dense, with fine to coarse-grained sand.	Sandy Loam B-1				
3.5-7.0	Sandy Silt (ML): Light brown, dry to slightly moist, hard, with fine-grained sand. --Weak calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			4.5+	
7.0-10.3	Silty Sand (SM): Light brown, dry to slightly moist, loose to medium dense, with fine to medium-grained sand. --Weak calcium carbonate cementation encountered from 7.0 to 9.0 feet bgs.	Sandy Loam Unsuitable* (7.0-9.0 feet) B-1 (9.0-10.3 feet)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-23 (Lot 56 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.766050
Longitude: -116.752483
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Lean Clay (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			1.0	
1.0-5.6	Silty Sand (SM): Light brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand. --Intermittent weakly cemented nodules encountered throughout.	Sandy Loam B-1	GS	3.0-4.0		D
5.6-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry to slightly moist, loose, with fine-grained sand.	Fine Sand A-2b	GS	6.0-7.0		E

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
D	12.1	NP	NP	100	100	94	71	47.7
E	2.9	NP	NP	100	100	99	37	10.1

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-24 (Lot 55 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.766616
Longitude: -116.752510
Depth to Water Table: Not Encountered
Total Depth: 12.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			3.0	
1.5-10.0	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Intermittent weak to moderate calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			2.5-4.5+	
10.0-12.0	Silty Sand (SM): Light brown, slightly moist, dense, with fine-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-25 (Lot 54 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.767142
Longitude: -116.752531
Depth to Water Table: Not Encountered
Total Depth: 7.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Lean Clay with Sand (CL): Brown, slightly moist, stiff, with fine to medium-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			1.5	
2.0-2.6	Silty Sand (SM): Light brown, slightly moist, loose to medium dense, with fine to medium-grained sand.	Sandy Loam B-1				
2.6-7.0	Poorly Graded Sand (SP): Light brown, dry to slightly moist, loose, with fine to medium-grained sand. --Refusal at 7.0 feet bgs due to caving sidewalls.	Sand A-1				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-26 (Lot 53 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.767801
Longitude: -116.752552
Depth to Water Table: Not Encountered
Total Depth: 11.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay (CL): Brown, slightly moist, very stiff. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			2.5	
1.4-5.0	Sandy Silt (ML): Light brown, dry to slightly moist, very stiff to hard, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered from 3.0 to 5.0 feet bgs.	Loam B-2 (1.4-3.0 feet) Unsuitable* (3.0-5.0 feet)			2.5-4.5+	
5.0-11.0	Silty Sand (SM): Light brown, slightly moist, dense, with fine to medium-grained sand. --Strong calcium carbonate cementation encountered from 7.0 to 8.0 feet bgs.	Sandy Loam B-1 (5.0-7.0 and 8.0-11.0 feet) Unsuitable* (7.0-8.0 feet)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-27 (Lot 52 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.768301
Longitude: -116.752611
Depth to Water Table: Not Encountered
Total Depth: 8.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.2	Lean Clay (CL): Brown, slightly moist, medium stiff to stiff. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			1.0-1.5	
2.2-7.0	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fine-grained sand. --Weak to moderate calcium carbonate cementation encountered from 5.4 to 7.0 feet bgs.	Silt Loam B-2 (2.2-5.4 feet) Unsuitable* (5.4-7.0 feet)			2.0-4.5+	
7.0-8.5	Poorly Graded Sand (SP): Light brown, dry to slightly moist, loose, with fine to medium-grained sand. --Refusal at 8.5 feet bgs due to caving soils.	Sand A-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-28 (Lot 51 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.768781
Longitude: -116.752660
Depth to Water Table: Not Encountered
Total Depth: 11.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.5	Lean Clay (CL): Brown, slightly moist, medium stiff to stiff. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			1.0	
2.5-5.5	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine-grained sand. --Moderate calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			3.0-4.5+	
5.5-11.0	Silty Sand (SM): Light brown, slightly moist, dense, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered from 5.5 to 7.0 feet bgs.	Sandy Loam Unsuitable* (5.5-7.0 feet) B-1 (7.0-11.0 feet)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-29 (Lot 50 Block 3)
Date Advanced: February 29. 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.769215
Longitude: -116.752027
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.1	Silt with Sand (ML): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Silt C-1	GS	0.0-1.0	1.0	F
1.1-6.5	Sandy Silt (ML): Light brown, slightly moist, medium stiff to very stiff, with fine-grained sand.	Silt Loam B-2			1.0-3.0	
6.5-9.0	Silty Sand (SM): Light brown, slightly moist, dense, with fine to medium-grained sand. --Weak calcium carbonate cementation encountered from 6.5 to 8.0 feet bgs.	Sandy Loam Unsuitable* (6.5-8.0 feet) B-1 (8.0-9.0 feet)				
9.0-10.0	Poorly Graded Sand (SP): Light brown, slightly moist, loose to medium dense, with fine to medium-grained sand.	Sand A-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
F	19.1	NP	NP	100	100	99	86	80.1

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-30 (Lot 49 Block 3)
Date Advanced: February 29. 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer. GIT

Latitude: 43.769537
Longitude: -116.751415
Depth to Water Table: Not Encountered
Total Depth: 9.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay (CL): Brown, slightly moist, soft to stiff. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			0.5-1.5	
1.8-9.0	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fine-grained sand. --Moderate calcium carbonate cementation encountered throughout.	Silt Loam Unsuitable*			2.0-4.5+	

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-31 (Lot 49 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.769415
Longitude: -116.751012
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay (CL): Brown, slightly moist, soft to stiff. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			0.5-1.5	
1.3-9.0	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fin-grained sand. --Moderate calcium carbonate cementation encountered from 4.0 to 5.0 feet bgs and 6.2 to 9.0 feet bgs.	Silt Loam B-2 (1.3-4.0 feet and 5.0 to 6.2 feet) Unsuitable* (4.0-5.0 feet and 6.2-9.0 feet)			2.0-4.5+	
9.0-10.0	Poorly Graded Sand with Silt (SP-SM): Brown, dry, medium dense, with fine to coarse-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-32 (Lot 46 Block 3)
Date Advanced: February 29. 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer. GIT

Latitude: 43.769928
Longitude: -116.752574
Depth to Water Table: Not Encountered
Total Depth: 11.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay (CL): Brown, slightly moist, stiff to very stiff. --Organic material encountered to 0.6 foot bgs.	Clay Unsuitable			2.0	
1.8-6.0	Sandy Silt (ML): Light brown. dry to slightly moist, stiff to hard, with fine-grained sand. --Moderate calcium carbonate cementation encountered from 5.0 to 6.0 feet bgs.	Silt Loam B-2 (1.8-5.0 feet) Unsuitable* (5.0-6.0 feet)			2.0-4.5+	
6.0-9.0	Silty Sand (SM): Light brown, slightly moist, dense, with fine to medium-grained sand. --Moderate calcium carbonate cementation encountered throughout.	Sandy Loam Unsuitable*				
9.0-11.0	Poorly Graded Sand with Silt (SP-SM): Light brown, slightly moist, dense, with fine to medium-grained sand.	Fine Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-33 (Lot 45 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.770548
Longitude: -116.752300
Depth to Water Table: Not Encountered
Total Depth: 8.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay (CL): Brown, slightly moist, soft to stiff. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			0.5-1.0	
2.4-5.0	Sandy Silt (ML): Light brown, slightly moist, stiff, with fine to medium-grained sand.	Silt Loam B-2			1.5	
5.0-8.0	Poorly Graded Sand with Silt (SP-SM): Light brown, slightly moist, medium dense, with fine to medium-grained sand. --Refusal at 8.0 feet bgs due to caving soils.	Fine Sand A-2b				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-34 (Lot 44 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.771226
Longitude: -116.752343
Depth to Water Table: Not Encountered
Total Depth: 9.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Lean Clay (CL): Brown, slightly moist, soft to stiff. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			0.5-1.0	
2.0-5.0	Sandy Silt (ML): Light brown, slightly moist, very stiff, with fine to medium-grained sand.	Silt Loam B-2				
5.0-9.0	Silty Sand (SM): Light brown, slightly moist, loose, with fine to medium-grained sand. --Refusal at 9.0 feet bgs due to caving soils.	Sandy Loam B-1				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-35 (Lot 43 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.771504
Longitude: -116.751893
Depth to Water Table: Not Encountered
Total Depth: 11.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Lean Clay with Sand (CL): Brown, slightly moist, soft to medium stiff, with fine to medium-grained sand. --Organic material encountered to 0.7 foot bgs.	Clay Unsuitable			0.5	
1.0-4.5	Sandy Silt (ML): Light brown, slightly moist, medium stiff to stiff, with fine-grained sand.	Silt Loam B-2			1.0	
4.5-5.5	Poorly Graded Sand (SP): Light brown, slightly moist, loose, with fine to medium-grained sand.	Sand A-1				
5.5-11.0	Silty Sand (SM): Brown, slightly moist, loose to very dense, with fine to medium-grained sand. --Strong calcium carbonate cementation encountered form 5.5 to 6.5 feet bgs. --Sidewall caving noted from 9.0 to 11.0 feet bgs.	Sandy Loam Unsuitable* (5.5 to 6.5) B-1 (6.5-10.0 feet)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-36 (Lot 42 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.771276
Longitude: -116.751115
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-3.0	Lean Clay (CL): Brown, slightly moist, stiff. --Organic material encountered to 0.8 foot bgs.	Clay Unsuitable			1.5	
3.0-10.0	Poorly Graded Sand with Silt (SP-SM): Light brown, slightly moist, loose, with fine to medium-grained sand. --Sidewall caving noted throughout.	Fine Sand A-2b				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-37 (Lot 47 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.770459
Longitude: -116.751759
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Lean Clay (CL): Brown, slightly moist, soft to medium stiff. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			0.5-1.0	
2.0-10.0	Silty Sand (SM): Light brown, slightly moist, medium dense to dense, with fine to medium-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-38 (Lot 48 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer. GIT

Latitude: 43.769924
Longitude: -116.750541
Depth to Water Table: Not Encountered
Total Depth: 8.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay (CL): Brown, slightly moist, soft to medium stiff, with fine-grained sand. --Organic material encountered to 0.8 foot bgs.	Clay Unsuitable			0.5	
1.9-4.0	Silty Sand (SM): Light brown, slightly moist, loose, with fine to medium-grained sand.	Sandy Loam B-1				
4.0-8.0	Poorly Graded Sand (SP): Light brown, dry to slightly moist, loose, with fine to medium-grained sand. --Refusal at 8.0 feet bgs due to caving soils.	Sand A-1				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-39 (Lot 40 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.770276
Longitude: -116.749940
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-3.0	Sandy Lean Clay (CL): Brown, slightly moist, stiff, with fine to medium-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Loam C-2			1.5	
3.0-5.0	Sandy Silt (ML): Light brown, slightly moist, very stiff, with fine-grained sand.	Silt Loam B-2				
5.0-8.2	Poorly Graded Sand with Silt (SP-SM): Light brown, dry to slightly moist, dense, with fine to medium-grained sand. --Weak calcium carbonate cementation encountered from 5.0 to 6.0 feet bgs.	Fine Sand Unsuitable* (5.0-6.0 feet) A-2b (6.0-8.2 feet)				
8.2-10.0	Silty Sand (SM): Light brown, dry, very dense, with fine to medium-grained sand. --Strong calcium carbonate cementation encountered throughout.	Sandy Loam Unsuitable*				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-40 (Lot 41 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.770857
Longitude: -116.747880
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.7	Lean Clay (CL): Brown, slightly moist, stiff to very stiff. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			1.5-2.0	
1.7-5.0	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine-grained sand.	Silt Loam B-2			3.0-4.5+	
5.0-10.0	Silty Sand (SM): Light brown, slightly moist, dense to very dense, with fine to medium-grained sand. --Weak to moderate calcium carbonate cementation encountered from 5.0 to 6.5 feet bgs.	Sandy Loam Unsuitable* (5.0-6.5 feet) B-1 (6.5-10.0 feet)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-41 (Lot 39 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.771628
Longitude: -116.749972
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.1	Lean Clay (CL): Brown, slightly moist, stiff to very stiff. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			2.0	
2.1-5.3	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine-grained sand.	Silt Loam B-2			3.0-4.5+	
5.3-10.0	Silty Sand (SM): Light brown, slightly moist, dense, with fine to medium-grained sand.	Sandy Loam B-1	GS	6.0-7.0		G

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
G	6.0	22	3	100	100	76	30	25.0

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-42 (Lot 37 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.770273
Longitude: -116.749940
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay (CL): Light brown, slightly moist, medium stiff to stiff. --Organic material encountered to 0.6 foot bgs.	Clay Unsuitable			1.0	
1.2-4.2	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Weak calcium carbonate cementation encountered from 2.6 to 4.2 feet bgs.	Silt Loam B-2 (1.2-2.6 feet) Unsuitable* (2.6-4.2 feet)			3.0-4.5+	
4.2-6.4	Silty Sand (SM): Light brown, dry to slightly moist, loose to medium dense, with fine to medium-grained sand.	Sandy Loam B-1				
6.4-10.0	Poorly Graded Sand (SP): Light brown, dry, loose, with fine to medium-grained sand. --Sidewall caving noted throughout.	Sand A-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-43 (Lot 36 Block 3)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.770768
Longitude: -116.747767
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-5.0	Sandy Silt (ML): Brown to light brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.2 foot bgs.	Silt Loam B-2			1.5-2.5	
5.0-8.0	Silty Sand (SM): Light brown, slightly moist, medium dense to dense, with fine-grained sand.	Sandy Loam B-1				
8.0-10.0	Poorly Graded Sand (SP): Light brown, slightly moist, loose to medium dense, with fine to medium-grained sand.	Sand A-1				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-44 (Lot 38 Block 3)
Date Advanced: February 29. 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.770710
Longitude: -116.748899
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.7	Lean Clay (CL): Brown, slightly moist, medium stiff to stiff. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			1.0	
1.7-5.0	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fine-grained sand.	Silt Loam B-2				
5.0-10.3	Silty Sand (SM): Light brown, slightly moist, medium dense to dense, with fine to medium-grained sand. --Weak to moderate calcium carbonate cementation encountered from 5.0 to 6.0 feet bgs.	Sandy Loam Unsuitable* (5.0-6.0 feet) B-1 (6.0-10.3 feet)				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-45 (Lot 40 Block 2)
Date Advanced: February 29, 2024
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.769258
Longitude: -116.749876
Depth to Water Table: Not Encountered
Total Depth: 10.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Lean Clay (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			1.0	
2.0-4.0	Sandy Silt (ML): Light brown, slightly moist, very stiff, with fine-grained sand.	Silt Loam B-2			3.0-3.5	
4.0-10.0	Silty Sand (SM): Light brown, slightly moist, loose to dense, with fine to medium-grained sand.	B-1				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-46
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.765066
Longitude: -116.749673
Depth to Water Table: Not Encountered
Total Depth: 5.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand.			1.0-1.5	
1.8-5.2	Sandy Silt (ML): Brown, dry, very stiff, with fine to medium-grained sand.			2.0-2.5	

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 5.2 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-47
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.765535
Longitude: -116.750296
Depth to Water Table: Not Encountered
Total Depth: 4.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay (CL): Brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.			0.75	
1.4-4.9	Silty Sand (SM): Light brown, dry to slightly moist, loose to medium dense, with fine to medium-grained sand.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 4.9 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-48
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.770572
Longitude: -116.747409
Depth to Water Table: Not Encountered
Total Depth: 6.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown. slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.			0.75	
1.5-4.0	Sandy Silt (ML): Light brown, dry, hard, with fine to medium-grained sand. --Moderate to strong calcium carbonate cementation encountered throughout.			4.5+	
4.0-6.2	Silty Sand (SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 6.2 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-49
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.769621
Longitude: -116.747432
Depth to Water Table: Not Encountered
Total Depth: 5.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.			0.75	
1.9-3.0	Sandy Silt (ML): Light brown, dry, hard, with fine to medium-grained sand. --Moderate to strong calcium carbonate cementation encountered throughout.			4.5+	
3.0-5.1	Silty Sand (SM): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 5.1 feet bgs.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-50
Date Advanced: February 28. 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron. EI

Latitude: 43.768939
Longitude: -116.750104
Depth to Water Table: Not Encountered
Total Depth: 7.8 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.5	Sandy Lean Clay (CL): Brown, slightly moist, stiff, with fine to medium-grained sand. --Organic material encountered to 0.5 foot bgs.			1.5	
2.5-7.8	Sandy Silt (ML): Light brown, slightly moist, very stiff, with fine-grained sand.			2.5-3.0	

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 7.8 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-51
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.768366
Longitude: -116.751109
Depth to Water Table: Not Encountered
Total Depth: 5.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Dark brown to brown, dry to slightly moist, soft to medium stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.			0.5-0.75	
1.2-4.0	Sandy Silt (ML): Light brown, dry to slightly moist, very stiff to hard, with fine-grained sand. --Moderate calcium carbonate cementation encountered from 2.5 to 4.0 feet bgs.				
4.0-5.9	Poorly Graded Sand with Silt (SP-SM): Light brown, dry, medium dense, with fine to coarse-grained sand.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 5.9 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-52
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.770939
Longitude: -116.752340
Depth to Water Table: Not Encountered
Total Depth: 6.8 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.8	Sandy Silt (ML): Brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Organic material encountered to 0.4 foot bgs.			2.0-2.5	
2.8-6.8	Poorly Graded Sand (SP): Brown to light brown, dry, loose, with fine to coarse-grained sand.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 6.8 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-53
Date Advanced: February 28, 2024
Excavated by: Turn of the Century Homes
Logged by: Gavin Marron, EI

Latitude: 43.768078
Longitude: -116.748476
Depth to Water Table: Not Encountered
Total Depth: 7.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.5	Lean Clay with Sand (CL): Dark brown, slightly moist, medium stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.			0.75	
2.5-5.0	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Moderate calcium carbonate cementation from 3.5 to 5.0 feet bgs.			2.5-4.5+	
5.0-7.0	Poorly Graded Sand (SP): Light brown, dry, loose to medium dense, with fine to coarse-grained sand.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 7.0 feet bgs.

APPENDIX V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy. or silty. low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are <u>not</u> final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are <u>Not</u> Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

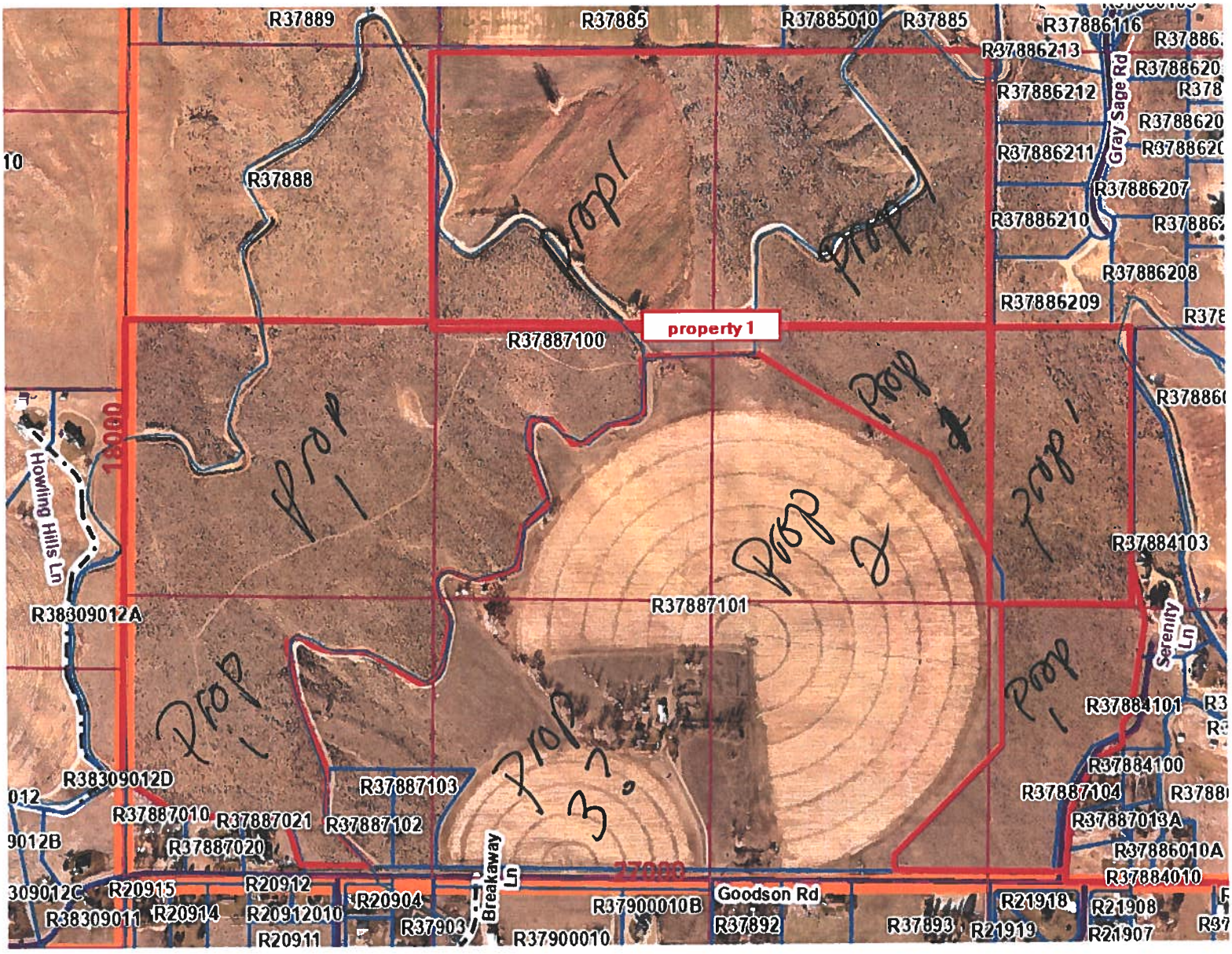
Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will <u>not</u> of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are <u>not</u> building-envelope or mold specialists.***

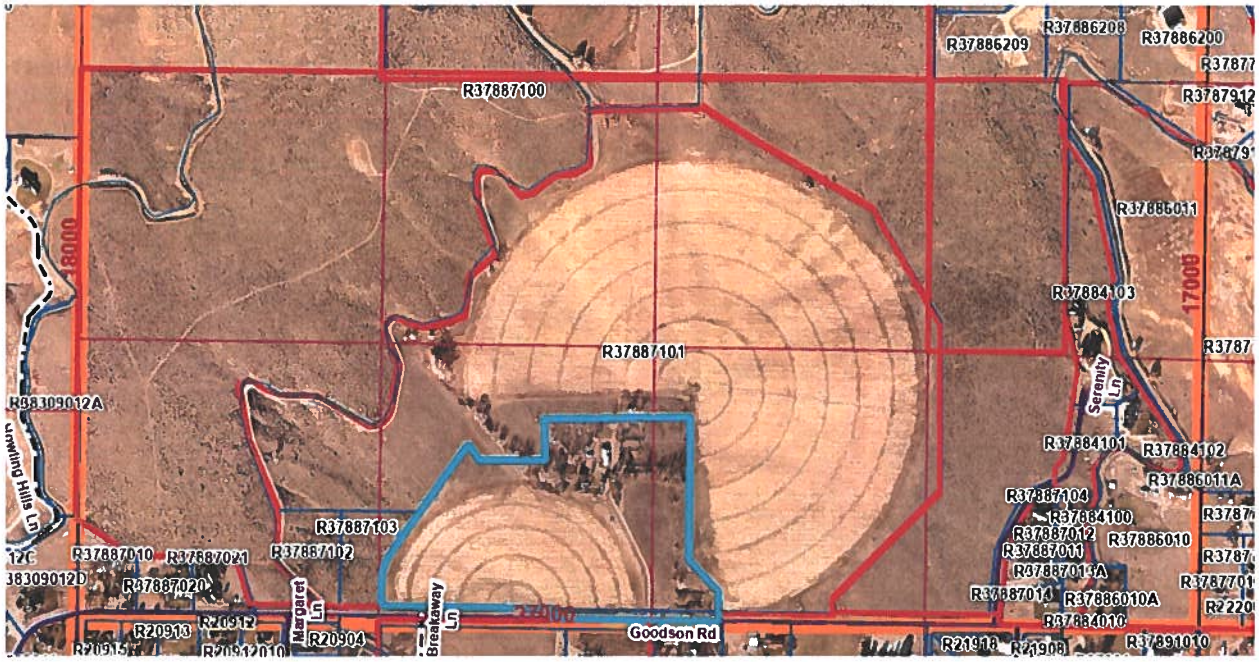
GEOPROFESSIONAL BUSINESS ASSOCIATION

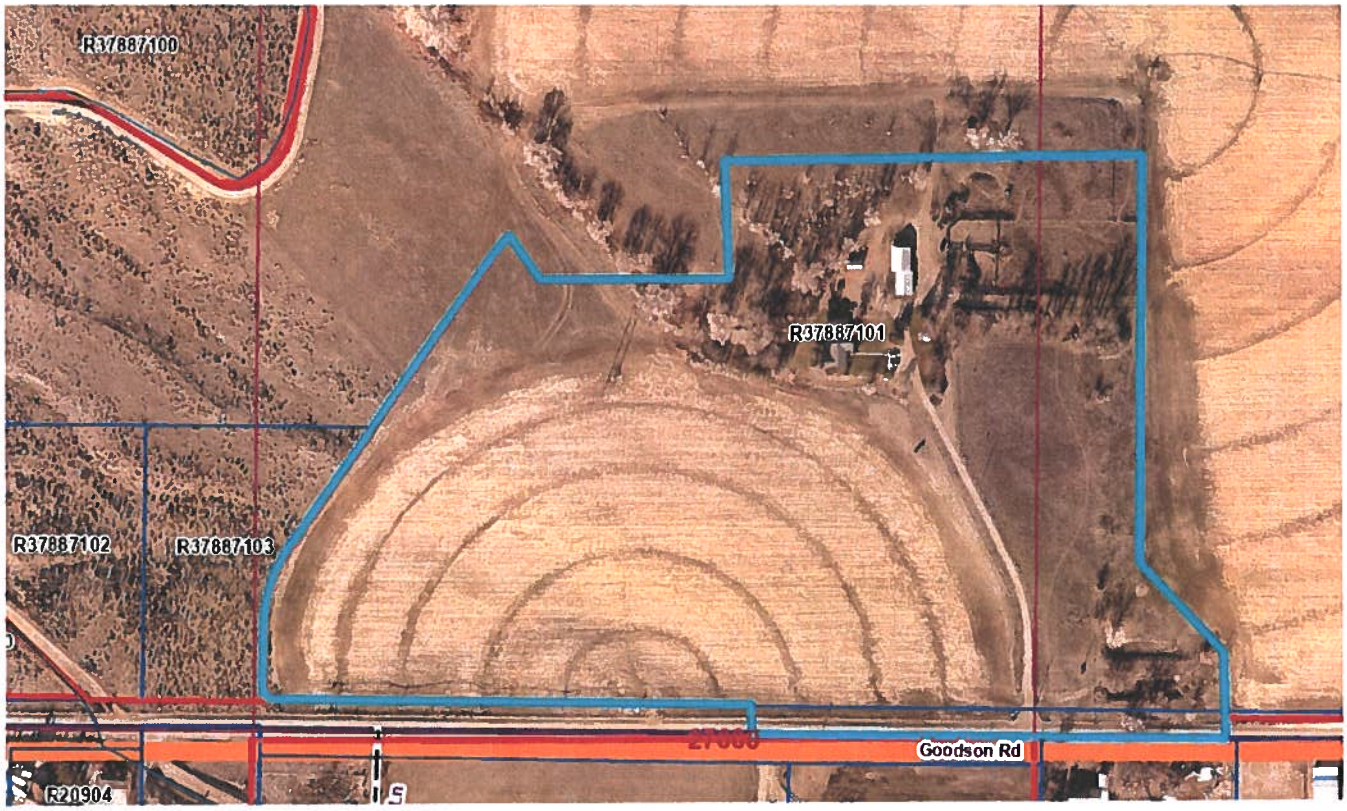
Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

Property one: described these 4 descriptions in red

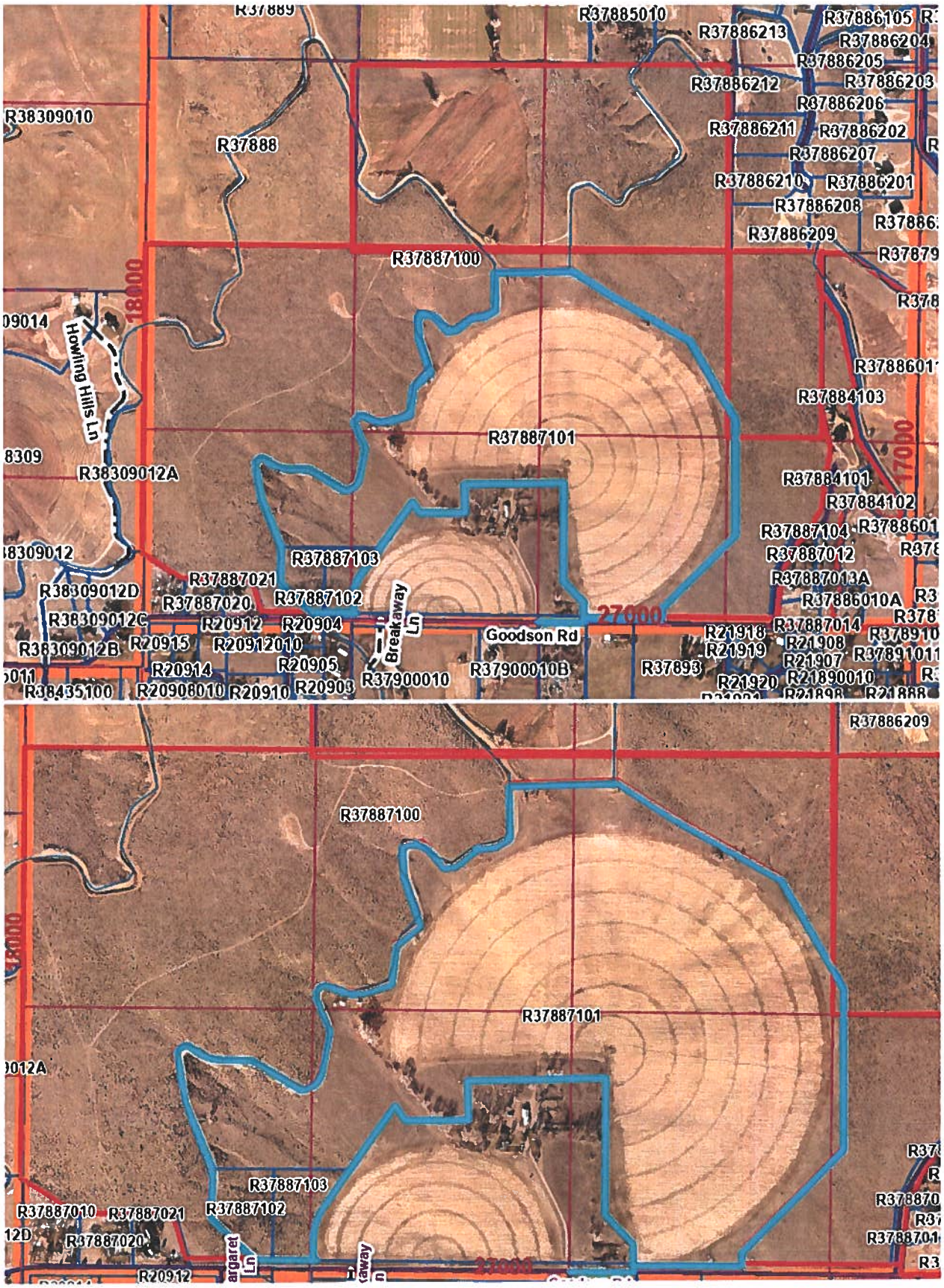


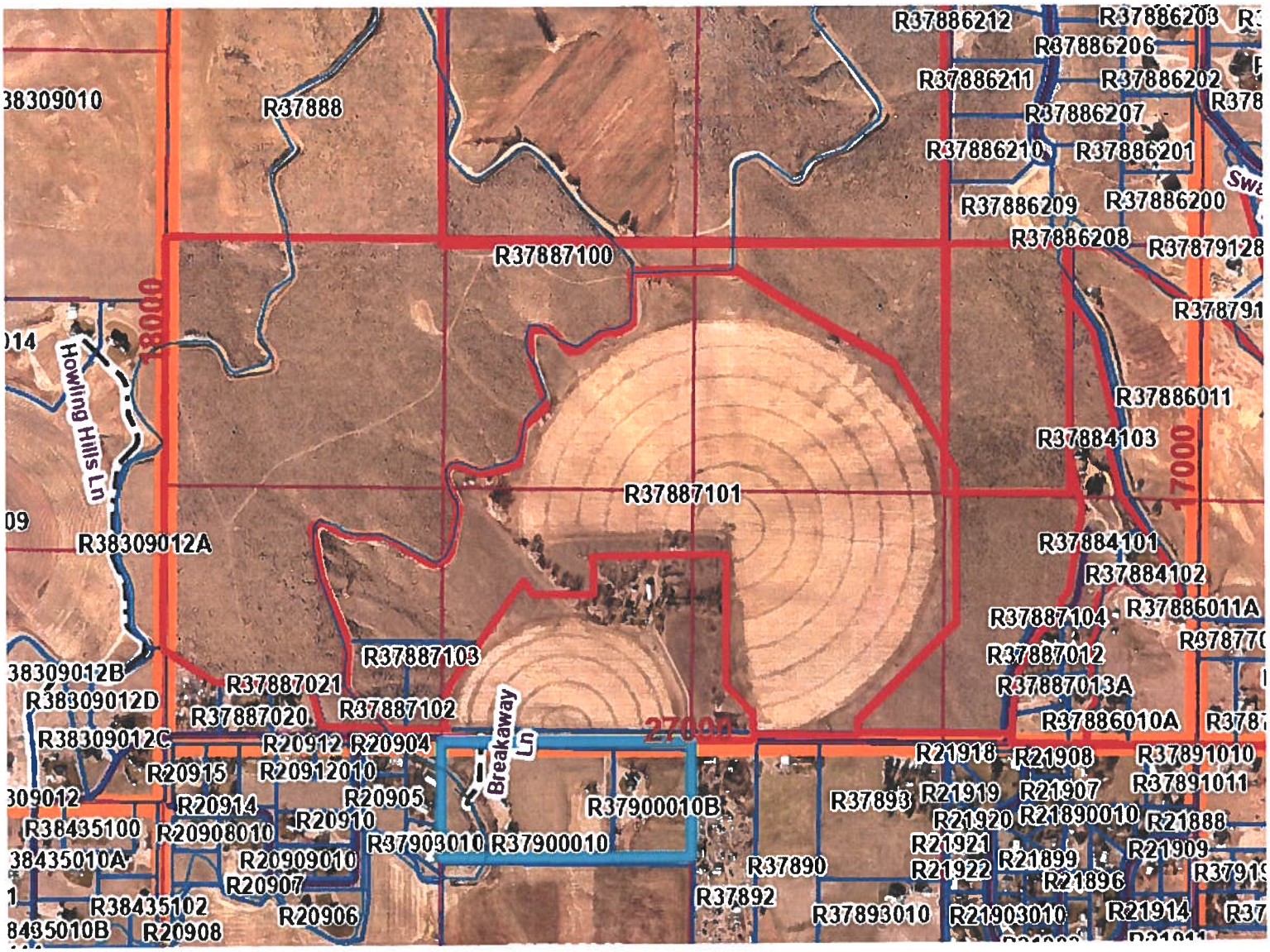
Parcel 1 (page 24/36 of agreement)





Property two: shown in blue

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Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 82211 Date: 4/4/2024

Date Created: 4/4/2024 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: J.A.P.S Of Idaho, LLC

Comments: SD2024-0002

Site Address: 0 GOODSON RD, Caldwell ID 83607 / Parcel Number: 37887100 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Final Plat	SD2024-0002	$1,000.00	$0.00	$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2024-0002	$460.00	$0.00	$0.00

Sub Total:	$1,460.00
Sales Tax:	$0.00
Total Charges:	$1,460.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	0539	$1,460.00

Total Payments:	$1,460.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: maqomez